



95 Gratrix Lane, Sale, M33 2QD

£265,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)





# Jordan fishwick

- NO CHAIN
- Modern Kitchen and Bathrooms
- Excellent Transport Links
- Shared Rear Garden (One Neighbour Only)
- Trafford Council Tax Band B
- Immaculate Two Bedroom Ground Floor Flat
- Fantastic Location
- Two Private Parking Spaces
- 241 Years Remaining on the Lease - Ground Rent £375 P/A
- EPC Rating B

An immaculately presented two-bedroom, two-bathroom property located in a highly sought-after area of Sale Moor as well as being conveniently located close to Sale town centre, offering an excellent range of shops, cafes, restaurants, and leisure facilities.

Excellent transport links are available nearby, including Metrolink and bus services, providing easy access to Manchester city centre and surrounding areas. Major road networks are also within easy reach, making this an ideal choice for commuters.

Finished to a high standard throughout, this home offers stylish and low-maintenance living, ideal for professionals, couples, or small families. Upon entering, you are met with a spacious entrance hallway which leads to two generously sized bedrooms and two modern bathrooms, and a contemporary kitchen/living area providing flexibility and comfort for everyday living.

Externally, the property benefits from two private parking spaces as well as a shared rear garden perfect for relaxing.

Lease Term - 250 Years from 2017

Ground Rent - £375 P/A

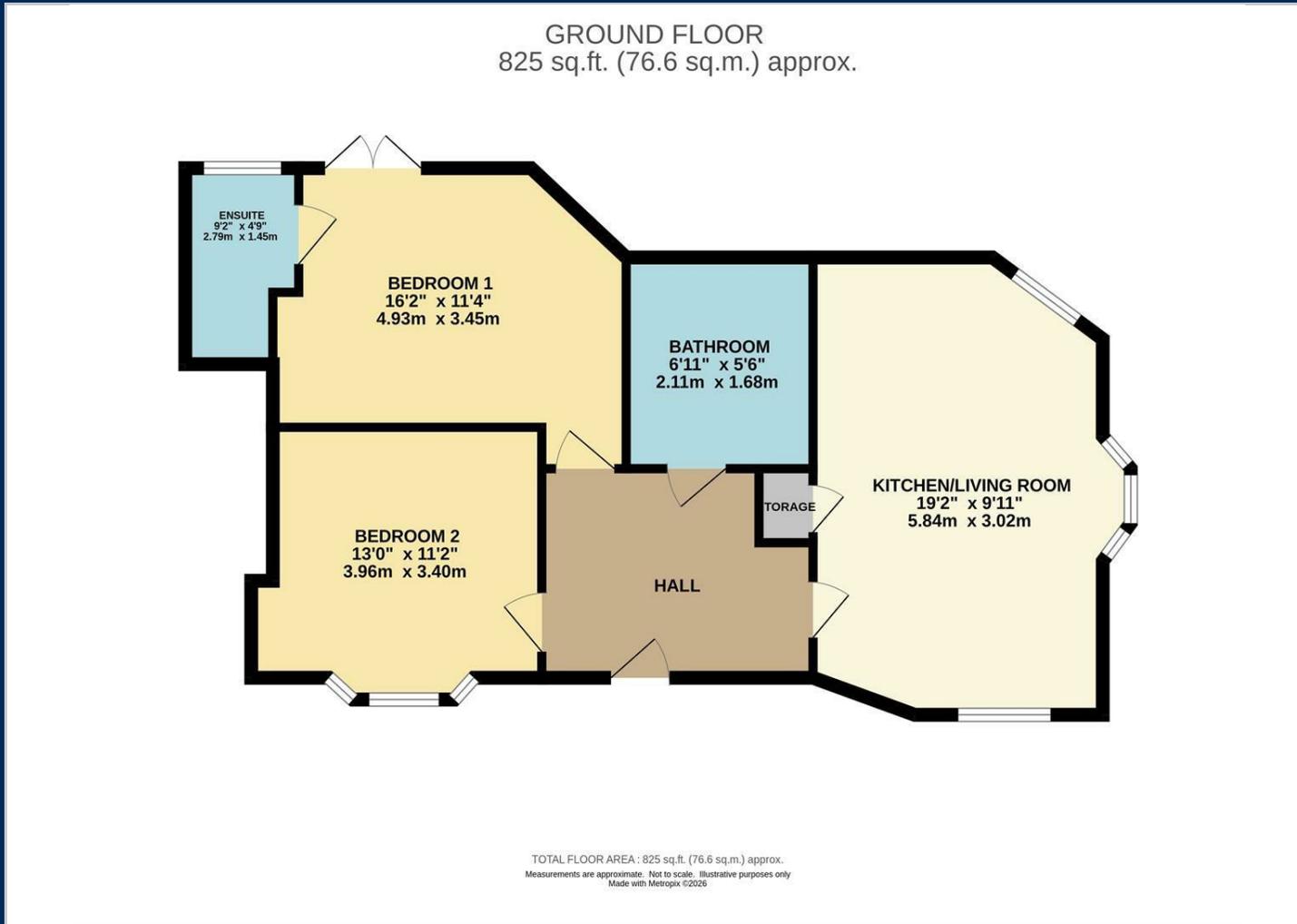
Council Tax Band - B

EPC Rating - B





## Floor Plans

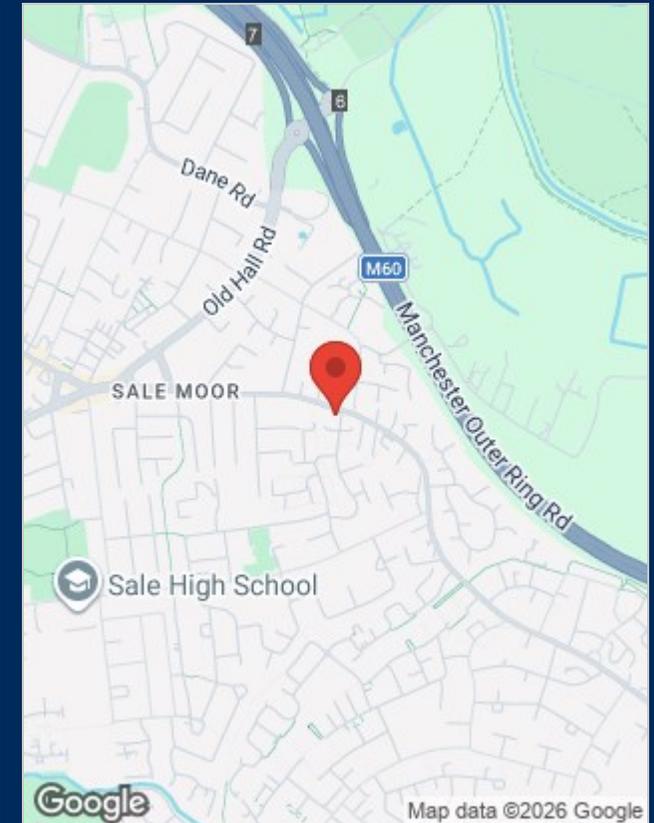


## Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph

