



Flat 6 Bowland Court, Wardle Road, Sale, M33 3DE

Welcome to this charming first-floor flat located in the desirable Bowland Court on Wardle Road, Sale. This property offers a spacious layout that is perfect for modern living. The flat features two well-proportioned bedrooms, a comfortable reception room, and a bathroom, making it an ideal home for individuals, couples, or small families.

One of the standout features of this property is its excellent location. Situated in a vibrant area, it provides easy access to transport links, ensuring that commuting to nearby cities and towns is both convenient and efficient. Additionally, the flat is nestled within the Trafford school catchment area, making it an attractive option for families seeking quality education for their children.

For those with vehicles, the property offers parking for two cars, a valuable asset in this bustling area. The combination of a spacious interior, a prime location, and practical amenities makes this flat a wonderful opportunity for anyone looking to settle in Sale.

In summary, this first-floor flat at Bowland Court is a delightful choice for those seeking a comfortable and well-connected home in a sought-after area. Don't miss the chance to make this property your own.

£1,200 Per Month Per Month

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Lounge

16'1" x 11'5"

This bright and inviting lounge offers a spacious area for relaxation and entertaining. Featuring a large window that floods the room with natural light, it creates a warm and welcoming atmosphere. The neutral decor and carpeted floor provide a versatile backdrop to suit a variety of styles and furnishings.

Kitchen

8'11" x 7'9"

The kitchen is thoughtfully laid out with plentiful storage and work surfaces. It includes a built-in oven with an electric hob above and a sizeable window that offers natural light and views outside. The space is complemented by light cabinetry and a tiled floor, making it functional and easy to maintain.

Bedroom 1

14'2" x 8'10"

Bedroom 1 is a generous double room featuring a large window that lets in plenty of natural light, creating a bright and airy feel. The room includes built-in storage cupboards, providing valuable space for keeping the room tidy. Neutral carpeting and walls offer a calm and adaptable space for rest and relaxation.

Bedroom 2

13'1" x 8'4"

Bedroom 2 is a well-proportioned double room with a window overlooking the surrounding area, allowing light to fill the space. It benefits from built-in storage cupboards, helping to maximise the usable area. The neutral decor and carpet create a cosy and comfortable environment.

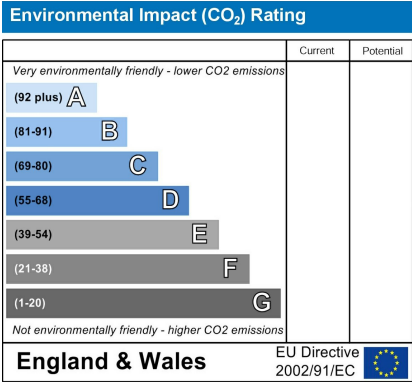
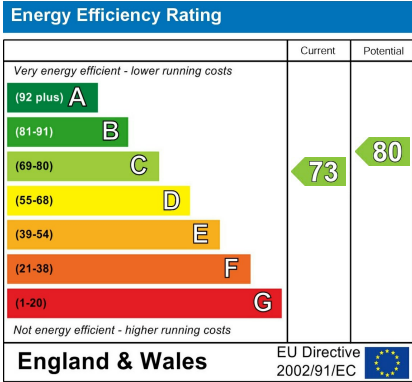
Bathroom

6'6" x 6'0"

The bathroom is modern and neatly finished, featuring a bath with an overhead electric shower. The space is complemented by tiled flooring and splashback areas, along with a heated towel rail for added comfort. A clean white suite with a wash basin and toilet completes this practical room.

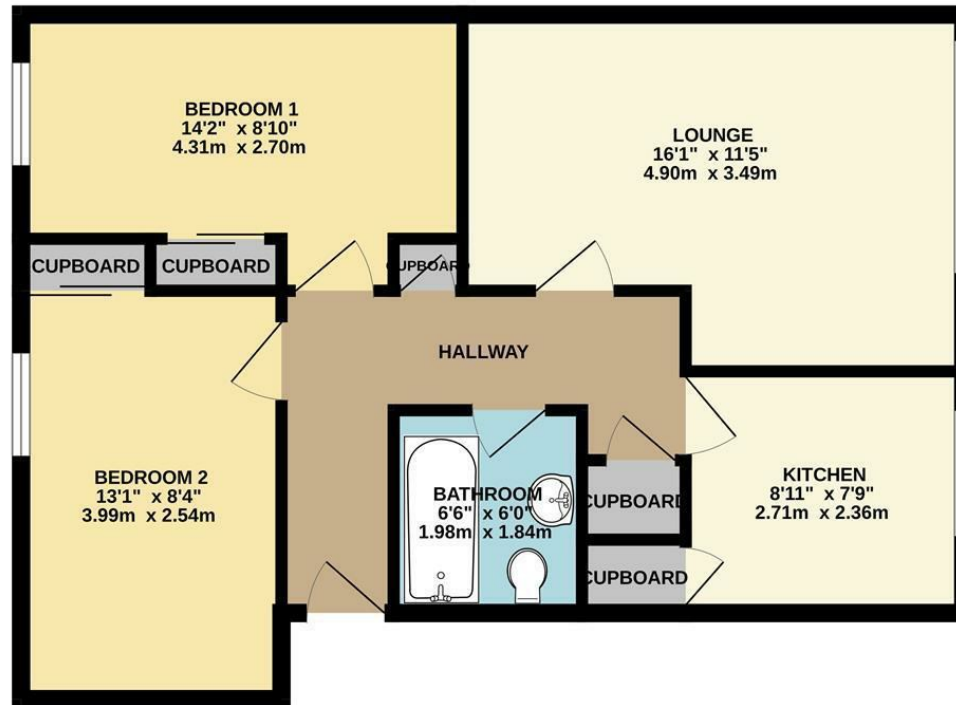
Hallway

The hallway provides access to all principal rooms in the property. It is carpeted and finished in neutral tones, lending a bright and fresh feel. There are multiple storage cupboards within the hallway, ideal for coats, cleaning supplies, or additional storage needs.





GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA - 603 sq ft. (56.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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