



Wardle Road, Sale, Trafford, M33

Guide Price: £175,000

Leasehold

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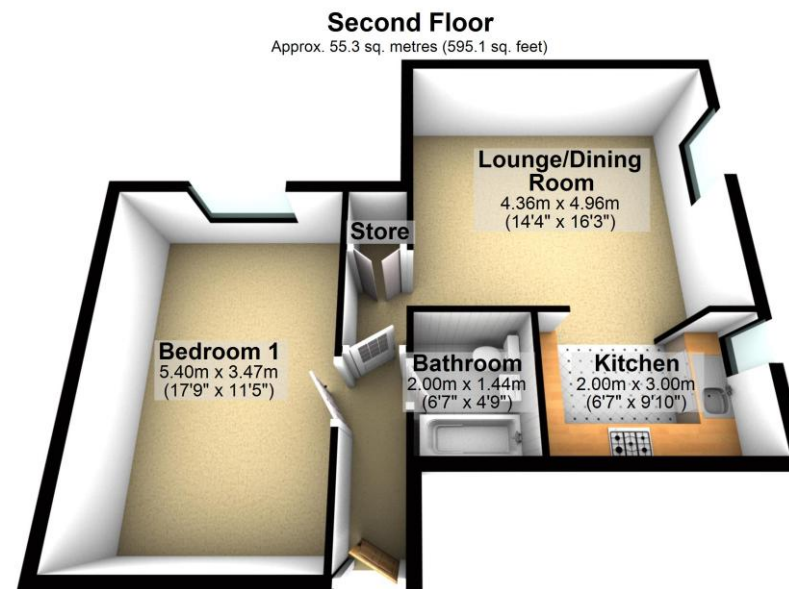
This attractive one-bedroom second floor apartment offers an ideal opportunity for first-time buyers, professional couples, or investors seeking a well-connected and stylish home. Positioned within a charming period conversion, the property enjoys beautifully maintained and immaculate communal grounds, together with the added benefit of residents' parking.

Perfectly located within close proximity to Sale Town Centre, the apartment provides easy access to a wide range of shops, cafés, restaurants, and local amenities, while excellent transport links including the Manchester Metrolink make commuting into Manchester and surrounding areas straightforward and convenient. The nearby Worthington Park also offers attractive green space ideal for walking, relaxing, and outdoor leisure.

Internally, the apartment is generously proportioned and thoughtfully arranged throughout. The spacious open-plan living and dining area creates a bright and welcoming environment, enhanced by pleasant views overlooking the attractive communal grounds. The adjoining kitchen is fitted with a range of units and provides ample space for appliances, making it both practical and functional for modern living.

The well-sized double bedroom benefits from fitted storage, offering excellent practicality and organisation, while the bathroom is fitted with a contemporary three-piece suite.

- Leasehold
 - 999 Years From 5/8/1983
- Service Charge: £243.74 per month - ground rent included
 - EPC Grade TBC
 - Council Tax Band A



Total area: approx. 55.3 sq. metres (595.1 sq. feet)





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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.