

# jordan fishwick

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



**Apt 3 51 School Road, Sale, M33 7YF**

Price Guide £115,000

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





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- CASH BUYERS ONLY
- Service Charge £780 PA including parking
- Rental £950 PCM
- Lift
- For Sale by Modern Auction – T & C's apply
- Parking and Balcony
- 250 Years from 2009
- Sale Town Centre Location
- Council Tax Band B and EPC Rating C

A fantastic opportunity for cash buyers to acquire this well-presented one-bedroom apartment, ideally situated in the heart of Sale town centre. Located within a well-maintained development, the property benefits from lift access, a private balcony and an allocated parking space, offering both convenience and practicality.

The accommodation briefly comprises an entrance hallway, a spacious open-plan living and dining area with access to a private balcony, a fitted kitchen, a generous double bedroom, and a modern bathroom. The apartment enjoys a bright and airy feel throughout and would be ideal for investors or buyers seeking a low-maintenance property in a highly desirable location. The property comes unoccupied, with furnishings so is ready to immediately move in!

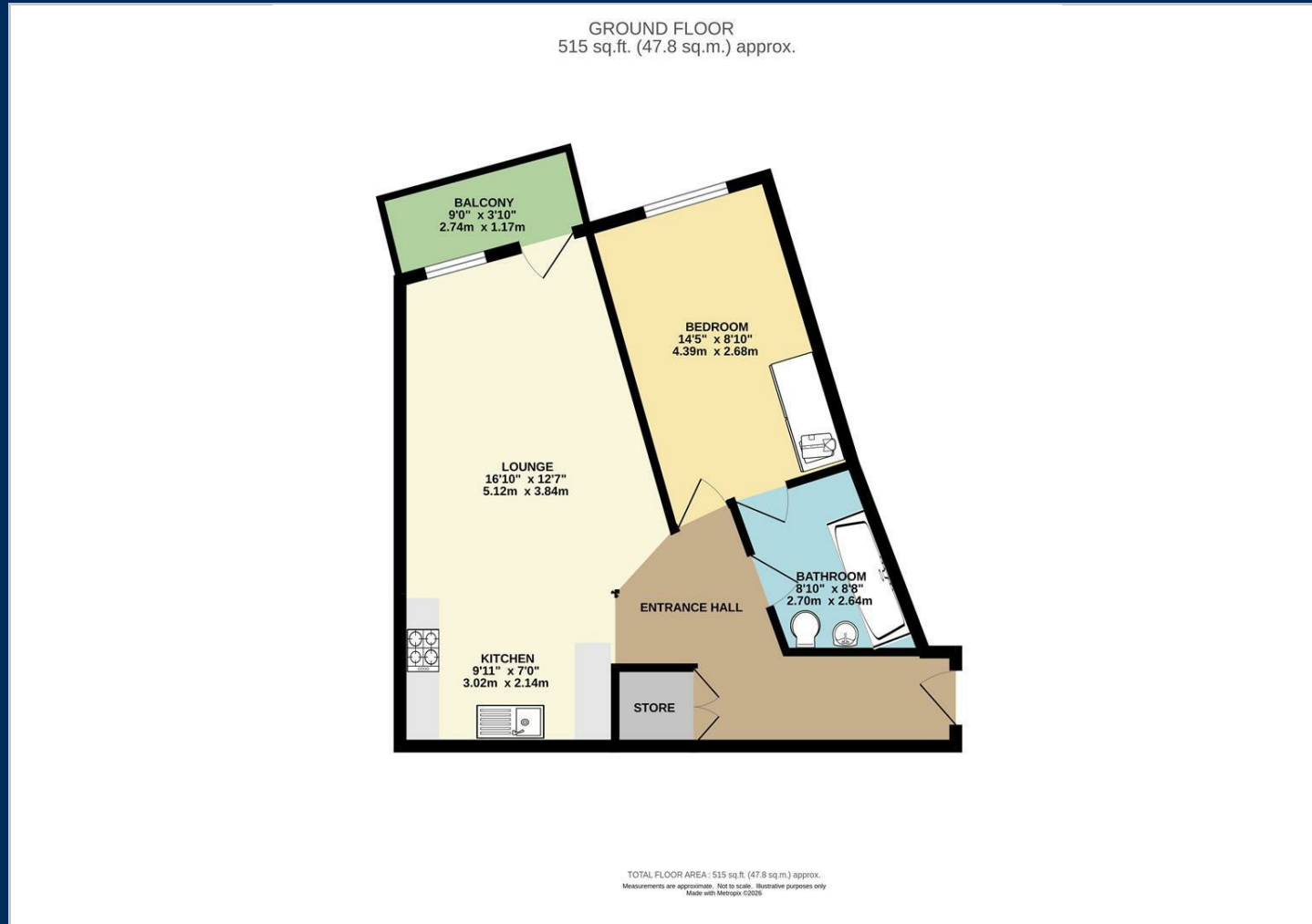
Perfectly positioned within walking distance of Sale's excellent range of shops, restaurants, cafés and Metrolink station, the property also benefits from easy access to Manchester city centre and the motorway network.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd) If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.





## Floor Plans

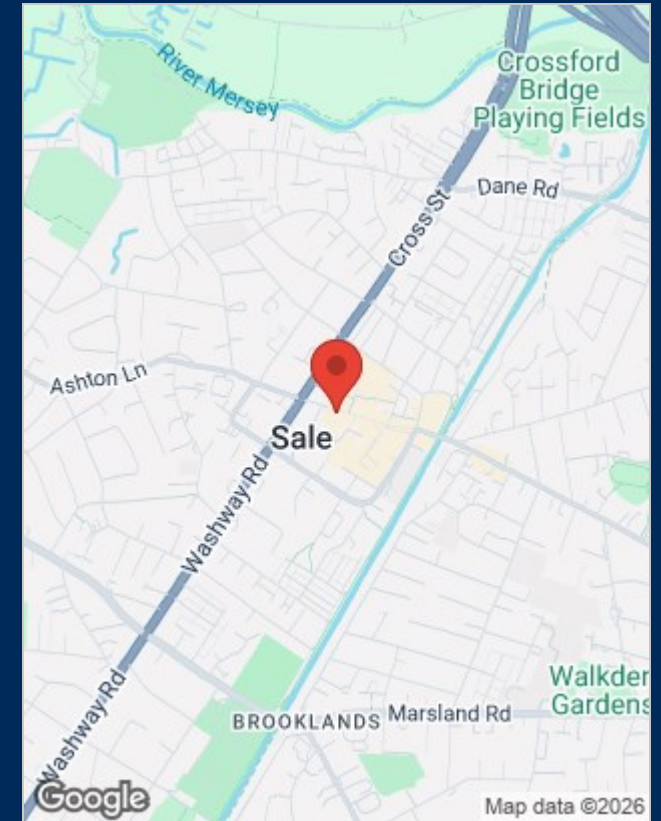


## Viewing

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

