



**The Sycamores, SALE, M33 3WH**

Offers Over £250,000

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





# Jordan fishwick

- CHAIN FREE
- Two Double Bedrooms
- Fantastic Location Close to Sale Town Centre
- 949 Years Remaining on the Lease
- Council Tax Band - C
- Ground Floor Apartment
- Spacious Living/Dining Room
- Parking and Garage
- Ground Rent - £35 PA Service Charge - £1528 PA
- EPC Rating - Awaiting

Situated within the highly sought-after area of Sale, this ground floor apartment forms part of the attractive and well-maintained development at The Sycamores on Beaufort Avenue. Offering spacious and contemporary accommodation throughout, the property is ideally suited to downsizers or first-time buyers.

The apartment briefly comprises a welcoming entrance hallway leading to a bright and generously proportioned living and dining area, enhanced by large windows allowing for an abundance of natural light. The modern fitted kitchen offers a range of wall and base units with ample worktop space and integrated appliances.

The property further benefits from two well-sized bedrooms, providing comfortable and versatile living accommodation, alongside a stylish bathroom finished to a high standard.

Externally, The Sycamores enjoys attractive communal grounds and resident parking, while the apartment itself benefits from a garage providing extra storage/parking. The property is conveniently positioned close to a range of local amenities, and restaurants, excellent transport links, and the Metrolink network, providing easy access to Manchester City Centre and surrounding areas.

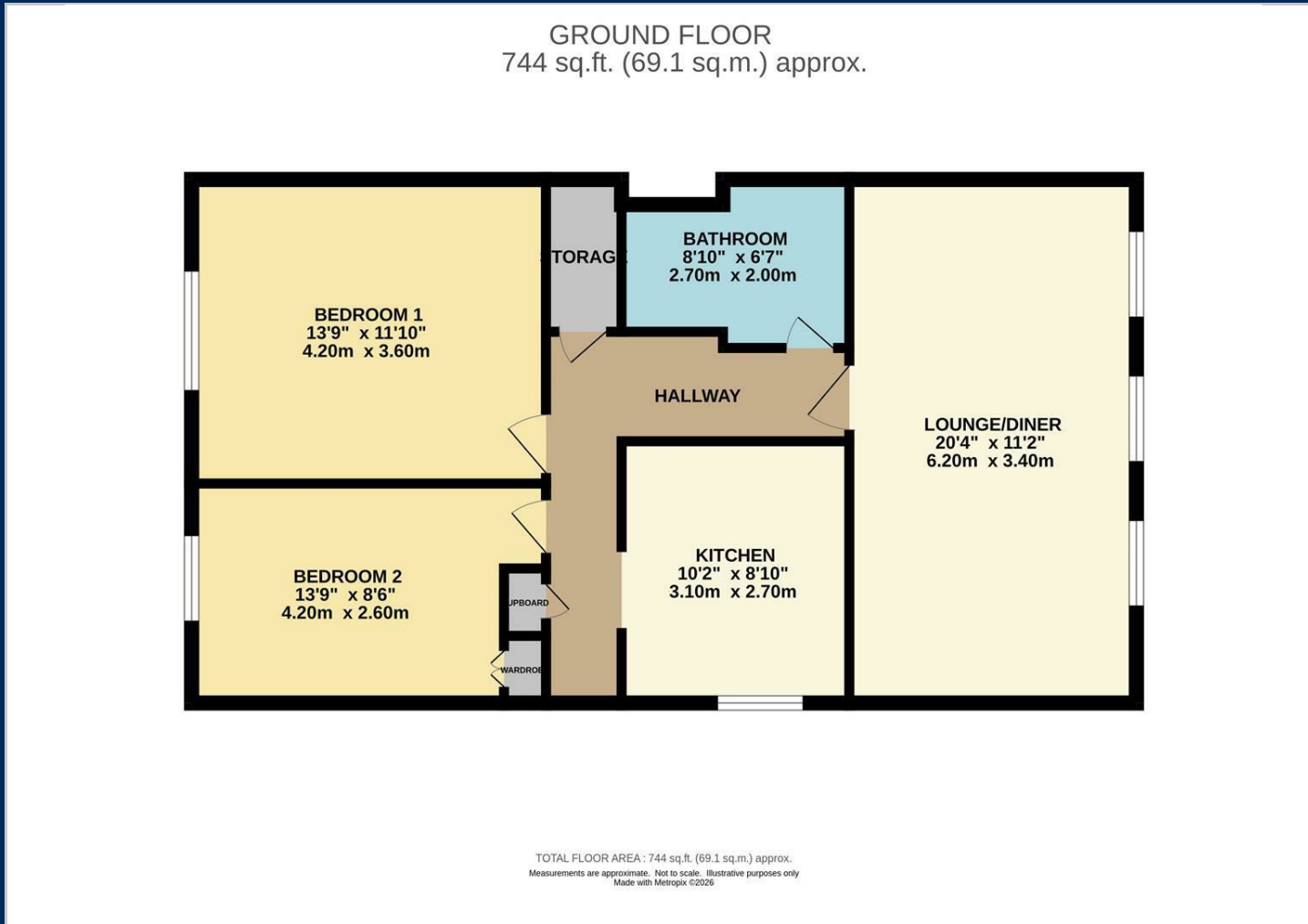
This superb apartment combines convenience, comfort, and location, making it an excellent opportunity for a variety of purchasers.





THE SYCAMORS

## Floor Plans

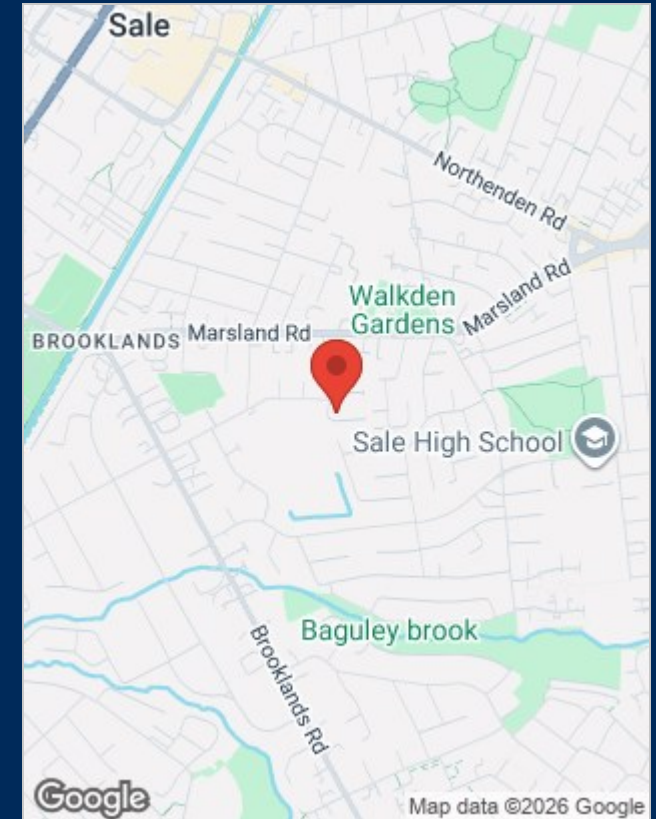


## Viewing

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

