



**Wardle Road, Sale, Trafford, M33**

**Guide Price: £200,000**

*Leasehold*

## Wardle Road, Sale, Trafford, M33

Situated within the popular Wardle Court development, this delightful two-bedroom first floor apartment offers comfortable and spacious living in a highly sought-after location. Perfectly positioned within close proximity to Sale Town Centre, the Metrolink, and the beautiful Worthington Park.

Upon entering the property, you are greeted by a spacious entrance hall that provides access to all rooms. The living room is a generous space, illuminated by a large window overlooking the well-kept communal grounds. There is ample space for both a dining area and relaxation.

The kitchen is fitted with a range of base and eye-level units, complemented by roll-top work surfaces and space for essential appliances.

There are two good-sized bedrooms, each offering comfortable accommodation and flexibility for use as guest rooms or a home office. The modern fitted bathroom features a walk-in shower, WC, and wash hand basin, all finished to a high standard to create a sleek and contemporary feel.

Externally, the apartment is set within well-established and maintained communal gardens, providing an attractive and peaceful environment. There is also residents' parking available, ensuring convenience and ease of access.

- Leasehold
- 125 years from 25 March 2002
- Ground rent: £100 per year
- Service charge: with Oakland Residential, £75 per month
- EPC Grade TBC
- Council Tax Band A







## The Property Man

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### Disclaimer

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