



Bowland Court, 32 Wardle Road, Sale, M33

Offers Over: £200,000

Leasehold

Bowland Court, 32 Wardle Road, Sale, M33

Situated in the highly sought-after Bowland Court development on Wardle Road, this well presented two bedroom first floor apartment enjoys an excellent location just moments from Sale town centre, offering easy access to a wide range of shops, restaurants, amenities, and superb transport links. The property also benefits from a powered garage and an allocated parking space, providing both convenience and practicality.

Upon entering the apartment, you are welcomed by a spacious entrance hall featuring useful shelving and an abundance of storage. A large airing cupboard and an additional storage cupboard within the hallway offer excellent space for household essentials, helping to keep the home organised and clutter free.

A glazed panel door leads into the generous living room, a bright and inviting space enhanced by a substantial window overlooking the attractive communal grounds. The room offers plenty of space for both comfortable seating and dining areas, making it ideal for relaxing or entertaining guests.

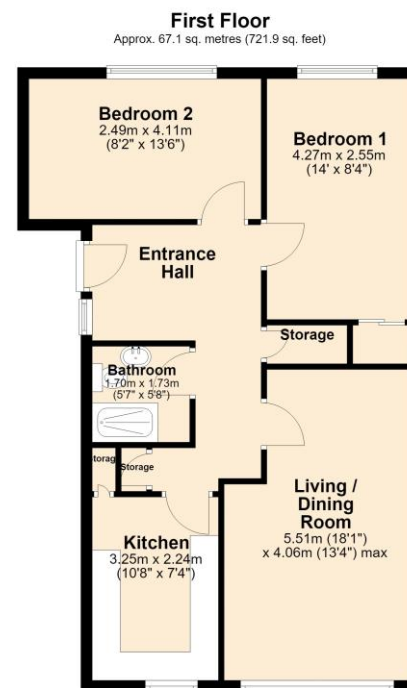
The fitted kitchen is well equipped with an excellent range of cupboards and ample worktop space, providing a practical environment for everyday cooking and meal preparation.

The principal bedroom is a particularly spacious double room located to the rear of the property. Benefiting from a large window that allows for plenty of natural light, the room also features fitted wardrobes with sliding doors, offering extensive storage while maximising floor space.

The second bedroom is another generously sized double room, also positioned at the rear of the apartment. Complete with fitted wardrobes and ample floor space, it provides versatile accommodation suitable for guests, family members, or a home office.

Completing the accommodation is a bathroom fitted with a large shower enclosure, wash hand basin, and WC, creating a stylish and functional space for everyday use.

- EPC C
- Leasehold
- 999 years from 1 November 1974
- Ground Rent £25pa
- Service Charge £1560pa
- Council Tax B



Total area: approx. 67.1 sq. metres (721.9 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Property Man

102A School Road
 Sale
 Cheshire
 M33 7XB

T: 01615198855
 E: sales@thepropertyman.co.uk
www.thepropertyman.co.uk

The Property Man
 Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

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.