



**6 Clarendon Road, Sale, M33 2DX**

**£250,000**

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







# jordan fishwick

- NO CHAIN
- Rear Garden & Garage
- Two Double Bedroom
- Metrolink & Motorway Networks Easily Accessible
- EPC Rating D
- Ground Floor Maisonette
- Modern Fitted Kitchen
- Immaculate Throughout
- Council Tax Band - B

\*A beautifully presented ground floor two bedroom maisonette with NO CHAIN\*

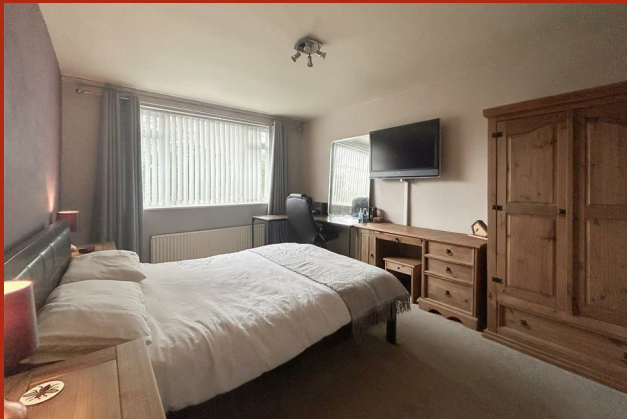
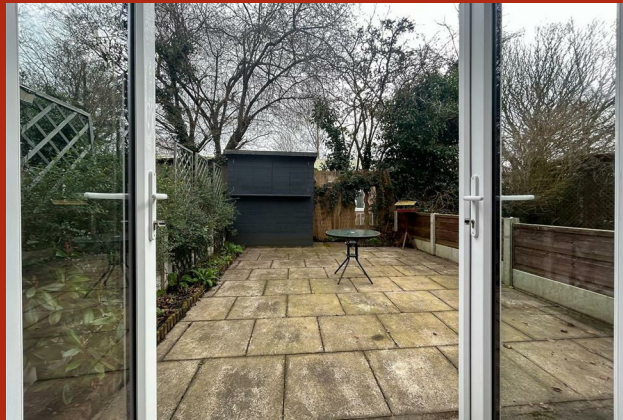
Located in a most convenient location close to Sale Moor Village, within easy reach of Sale Town Centre and Metrolink/Motorway networks nearby. A short stroll to Worthington Park.

The property has been updated by our client during their ownership, and provides ready to move accommodation presented to a superb standard throughout.

Briefly comprising, entrance hall with convenient storage cupboard. Superbly appointed contemporary kitchen with integrated appliances and sliding doors into the lounge area, with feature fireplace and French patio doors leading to the enclosed rear garden. Contemporary 3 piece suite bathroom. Two good size double bedrooms. Double glazed windows and gas central heated throughout.

Boasting it's own private entrance door, rear garden, and storage garage in an adjacent block. Must be viewed to be appreciated. Ideal for first time buyers, downsizers or buy-to-let investors. Leasehold 967 years remaining. Ground rent £5 per annum. Council Tax Band - B. EPC Rating D.



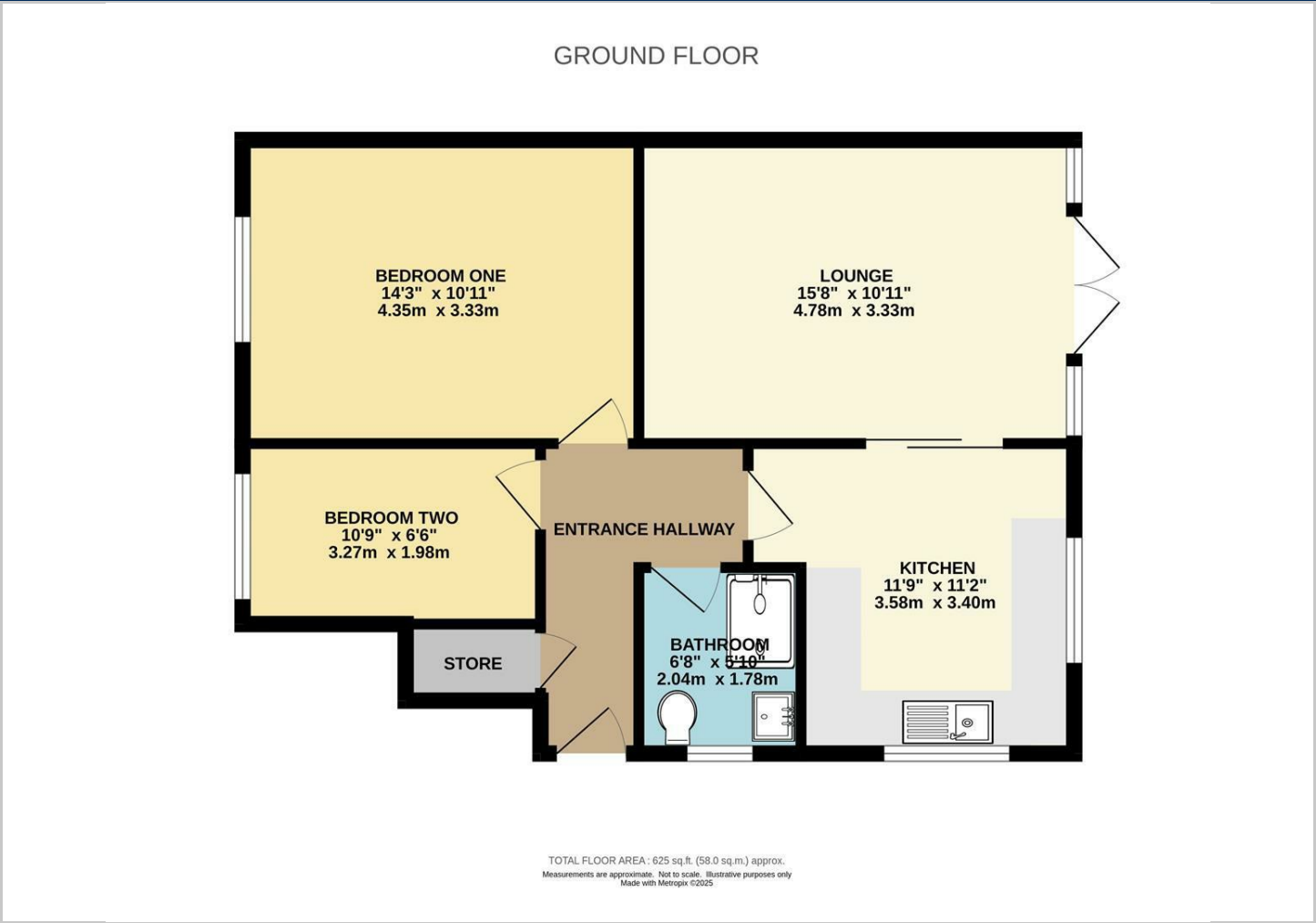








Floor Plans

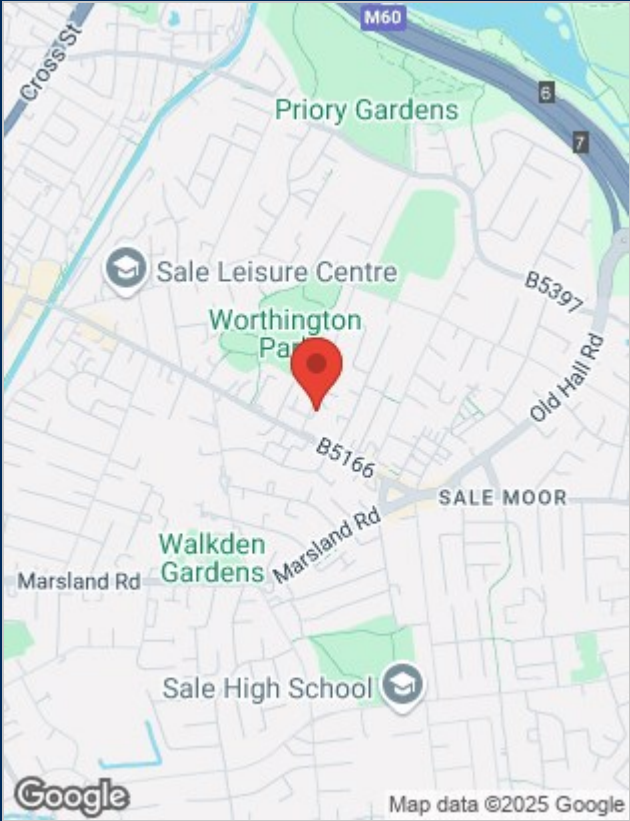


Viewing

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

