jordan fishwick

95-97 School Road
Sale
Cheshire
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0161 962 2828

Apt 2 Sycamore Court, Sale, M33 5UN

Auction Guide £150,000

www.jordanfishwick.co.uk

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- NO CHAIN
- Communal Entrance with Intercom
- Communal Grounds And Gardens
- Additional Visitor Parking
- EPC Rating D
- Two Bed Ground Floor Apartment
- Kitchen with Dishwasher, Cooker and Fridge Freezer
- Allocated Parking
- Council Tax Band B
- For Sale by Modern Auction – T & C's apply

NO CHAIN Welcome to this charming apartment located in the desirable Sycamore Court on Carrington Lane, Sale. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a modern living space.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment features two well-proportioned bedrooms, each offering ample natural light and space for personalisation. The layout is thoughtfully designed to maximise both privacy and functionality.

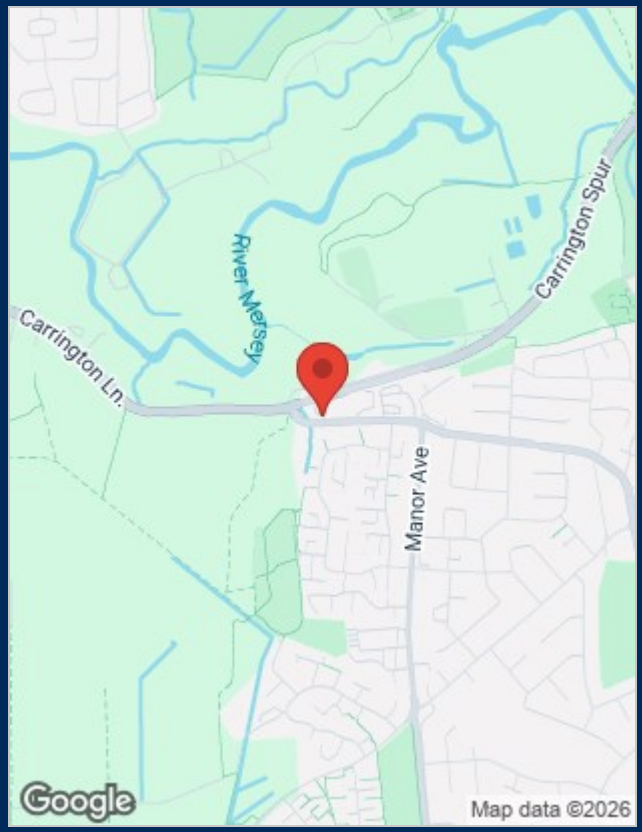
The property includes a well-appointed bathroom, ensuring that your daily routines are both comfortable and efficient. The overall design of the apartment is contemporary, with a focus on practicality and style, making it easy to envision yourself settling in and making it your own.

Situated in Sale, this apartment benefits from a vibrant community with a range of local amenities, including shops, cafes, and parks, all within easy reach. The area is well-connected, providing convenient access to public transport links, making commuting to nearby cities a breeze.

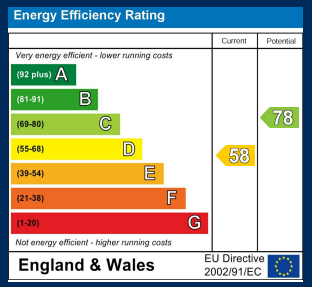
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. 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

Location Map



Energy Performance Graph



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.