jordan fishwick

Flat 6 Bowland Court, Wardle Road, Sale, M33 3DE

CHAIN FREE
This well-presented two-bedroom apartment is situated in the sought-after Bowland Court development on Wardle Road, in the heart of Sale. Positioned on an upper floor, Flat 6 offers a bright and comfortable living space, ideal for first-time buyers, downsizers, or investors alike.

The property features a spacious living room with ample natural light, creating a welcoming and relaxing environment. The separate kitchen is thoughtfully laid out with a range of fitted units and workspace, providing practicality for everyday living. The two double bedrooms are generously sized, offering plenty of room for storage, while the bathroom is neatly appointed with a three-piece modern suite.

Bowland Court is a well-maintained development, benefitting from communal grounds and resident parking, as well as a private garage for the apartment. The location is particularly convenient, with Sale town centre just a short distance away, offering a variety of shops, restaurants, and amenities. Excellent transport links are nearby, including easy access to Brooklands Metrolink and the motorway network, making commuting into Manchester and surrounding areas straightforward.

£200,000

Viewing arrangements
Viewing strictly by appointment through the agent
95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

AML
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Lounge
16'1" x 11'5"
This bright and inviting lounge offers a spacious area for relaxation and entertaining. Featuring a large window that floods the room with natural light, it creates a warm and welcoming atmosphere. The neutral decor and carpeted floor provide a versatile backdrop to suit a variety of styles and furnishings.

Kitchen
8'11" x 7'9"
The kitchen is thoughtfully laid out with plentiful storage and work surfaces. It includes a built-in oven with an electric hob above and a sizeable window that offers natural light and views outside. The space is complemented by light cabinetry and a tiled floor, making it functional and easy to maintain.

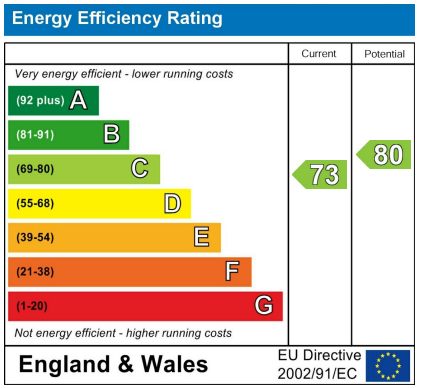
Bedroom 1
14'2" x 8'10"
Bedroom 1 is a generous double room featuring a large window that lets in plenty of natural light, creating a bright and airy feel. The room includes built-in storage cupboards, providing valuable space for keeping the room tidy. Neutral carpeting and walls offer a calm and adaptable space for rest and relaxation.

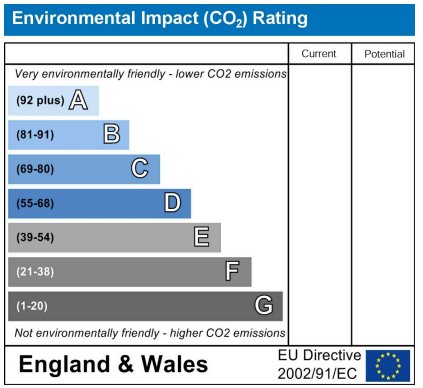
Bedroom 2
13'1" x 8'4"
Bedroom 2 is a well-proportioned double room with a window overlooking the surrounding area, allowing light to fill the space. It benefits from built-in storage cupboards, helping to maximise the usable area. The neutral decor and carpet create a cosy and comfortable environment.

Bathroom
6'6" x 6'0"
The bathroom is modern and neatly finished, featuring a bath with an overhead electric shower. The space is complemented by tiled flooring and splashback areas, along with a heated towel rail for added comfort. A clean white suite with a wash basin and toilet completes this practical room.

Hallway

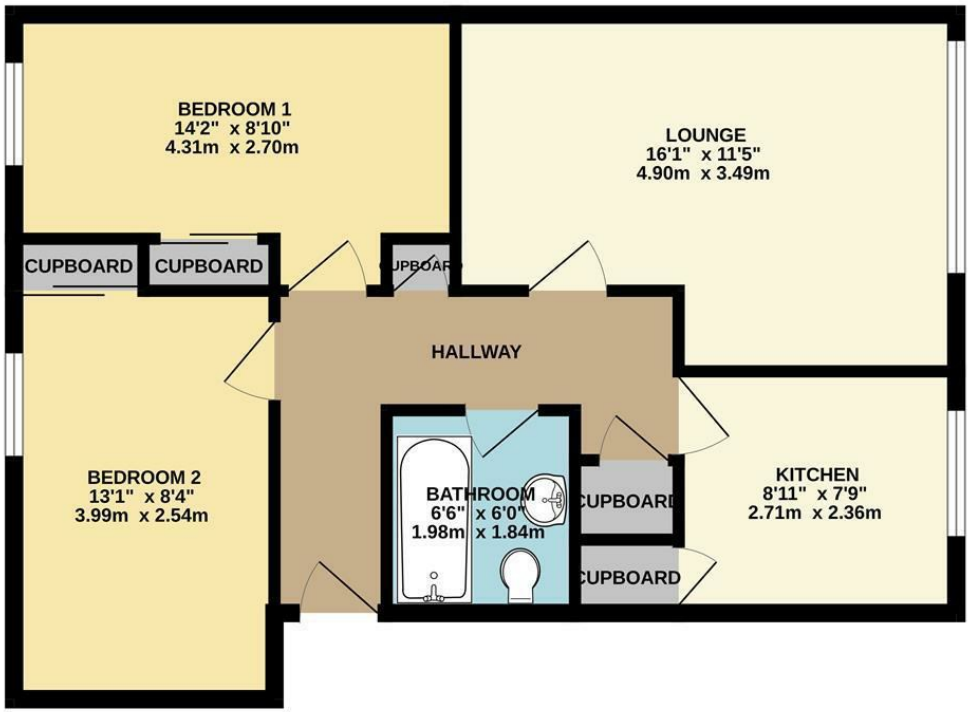
The hallway provides access to all principal rooms in the property. It is carpeted and finished in neutral tones, lending a bright and fresh feel. There are multiple storage cupboards within the hallway, ideal for coats, cleaning supplies, or additional storage needs.





Email: sale@jordanfishwick.co.uk

GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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