jordan fishwick

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# Apt 6 32 York Road, Sale, M33 6DA

£225,000

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- CHAIN FREE
- Two Bathrooms
- Central Sale Location
- 974 Years Remaining on Lease
- Ground Rent - £100 PA
- First Floor Spacious Two Bedroom Apartment
- Open Plan Kitchen/Living Room
- Fantastic Transport Links inc Metrolink and M60
- Service Charge - £1380 PA
- Trafford Council Tax Band C - EPC Rating - Awaited

*CHAIN FREE* This exceptionally spacious two double bedroom apartment is located on the first floor of The Chambers, offering contemporary living in one of Sale's most sought-after central locations. Perfectly positioned in the heart of Sale, the property is just a short stroll from an excellent selection of local shops, cafés, restaurants, and everyday amenities, making it ideal for professionals, couples, or small families seeking both comfort and convenience.

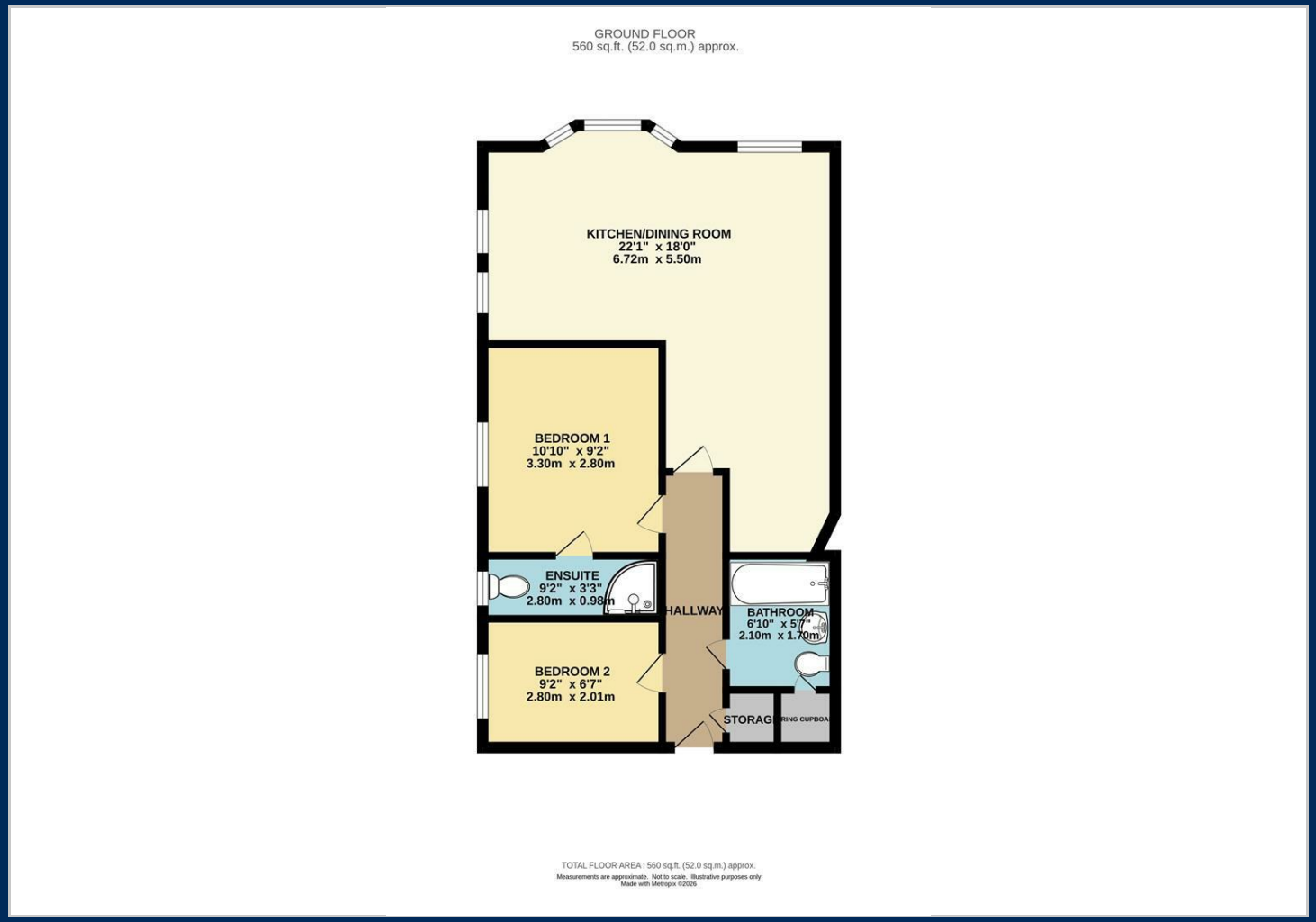
Commuters will particularly appreciate the superb transport connections nearby, including Sale Metrolink, providing direct access to Manchester City Centre and surrounding areas, as well as easy access to the motorway network for travel further afield.

The accommodation is thoughtfully arranged and briefly comprises: a welcoming entrance hallway leading to a three-piece family bathroom; two generous double bedrooms, including a spacious principal bedroom complete with an ensuite shower room; and a bright, open-plan kitchen and living area. The kitchen is well-appointed with ample storage and workspace, seamlessly flowing into the living space — ideal for both relaxing and entertaining.

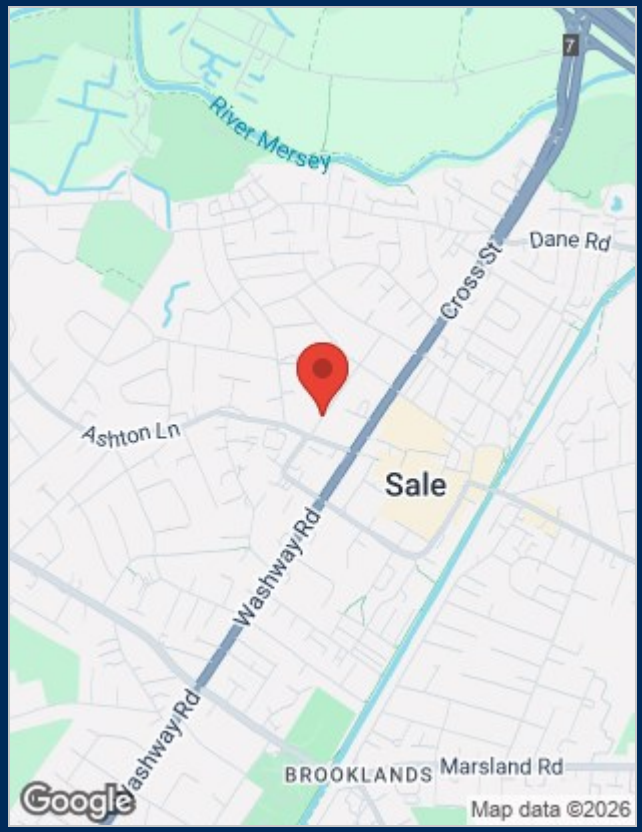
Occupying a desirable corner position within the building, the apartment benefits from an abundance of natural light, enhancing the sense of space and highlighting its attractive features and character throughout.

Externally, the property further benefits from private parking with allocated spaces, providing added convenience and peace of mind.

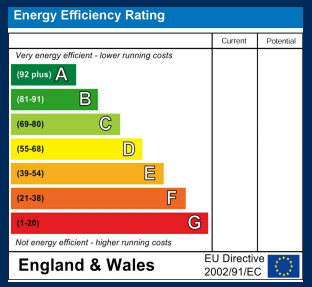
## Floor Plans




## 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.