jordan fishwick

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Sale
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8 Irlam Road, Sale, M33 2BH

Guide Price £155,000

www.jordanfishwick.co.uk

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- CASH BUYERS ONLY
- CLOSE TO TRAM LINKS AND SALE TOWN CENTRE
- COUNCIL TAX BAND A
- £1380 PA SERVICE CHARGE
- CHAIN FREE
- 47 YEARS REMAINING ON THE LEASE
- TWO BEDROOMS
- FOR SALE BY MODERN METHOD OF AUCTION - T&CS APPLY

NO CHAIN - CASH BUYERS ONLY - 47 years remaining on lease.

A spacious two-bedroom second-floor apartment, ideally positioned within the sought-after Glen Maye development on Irlam Road — perfectly placed for the Metrolink, Sale town centre and a fantastic range of local amenities.

Set within a purpose-built block, the no chain property enjoys a peaceful setting with well-maintained communal areas and residents' parking.

The accommodation comprises: a welcoming communal entrance hall with stairs to the second floor, leading to a private entrance hallway with a large storage cupboard. There is a bright and spacious lounge/dining room, a modern fitted kitchen, a generous master bedroom with fitted wardrobes, a second bedroom, and a contemporary bathroom.

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).

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.







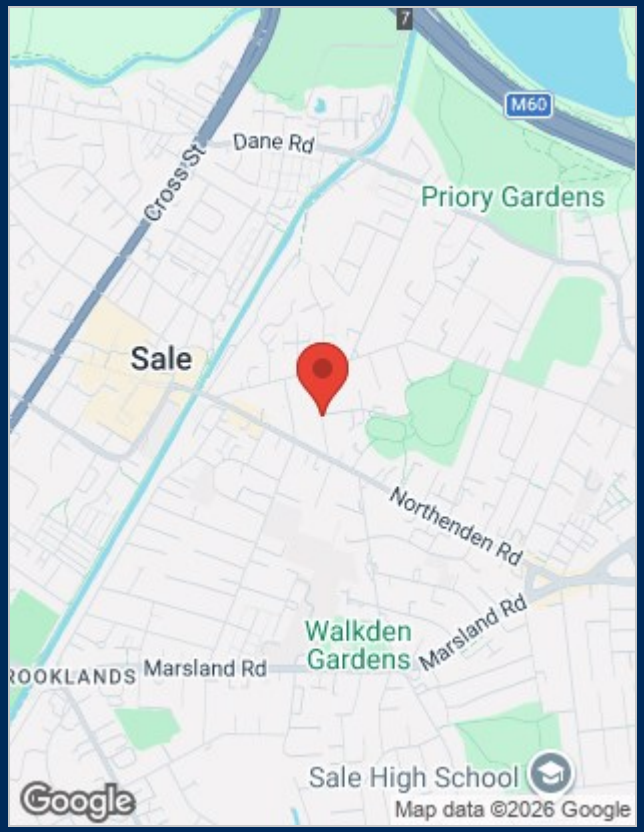




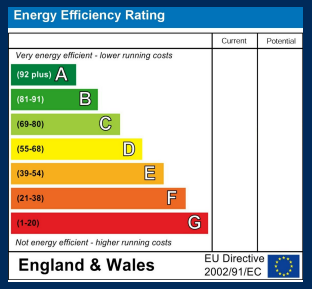
Floor Plans



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.