



## 2 bed flat to buy in M33

Tulip Close, Sale, Greater Manchester,  
M33 5RX

**£140,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Well Presented Apartment
- ✓ Parking
- ✓ Private Garden
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Welcome to this charming maisonette apartment located on the desirable Tulip Close in Sale. This well-presented flat boasts two inviting bedrooms, a spacious reception room, and a modern bathroom and parking, making it an ideal opportunity for investment

One of the standout features of this property is its private garden plot that offers fantastic opportunity to landscape, The space will be perfect for enjoying the outdoors or hosting gatherings with friends and family. Additionally, the flat includes a designated parking space, providing convenience in this bustling residential area.

The location is particularly appealing, as it is nestled near the expansive Carrington Moss, which spans an impressive 1000 acres. This natural haven is home to a diverse range of wildlife, offering a tranquil escape for nature enthusiasts and provides far reaching views.

This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a vibrant community. Do not miss the chance to make this delightful maisonette your new home.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 955

Annual Ground Rent Amount: £35.00

Price: Starting Bid £140,000

Property Type: Flat

Parking: Allocated

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Coalfield or mining area: No

Listed property: No

Heating: Gas

Electric: National Grid


Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Tulip Close, Sale, Greater Manchester, M33 5RX

Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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