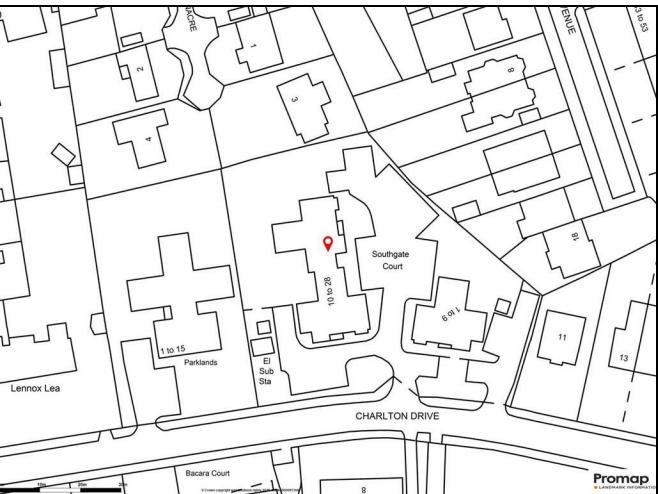


**HALE OFFICE:**

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**INDEPENDENT ESTATE AGENTS****location****energy efficiency**

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current		Potential
Very energy efficient - lower running costs (91 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(38-54) E		(38-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

www.watersons.net**INDEPENDENT ESTATE AGENTS**

9 Charlton Drive
Sale, M33 2YE



****NO CHAIN** AN EXCELLENT SIZED TWO BEDROOMED SECOND/TOP FLOOR APARTMENT WITHIN THIS VERY POPULAR DEVELOPMENT. RESIDENT PARKING. IDEAL LOCATION PERFECT FOR THE TOWN CENTRE AND WITH WORTHINGTON PARK JUST AT THE END OF THE ROAD.**

Hallway with storage. Large Lounge. Kitchen. Two good-sized Bedrooms. Bathroom. Parking. Established Communal Gardens. NO CHAIN!

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£225,950www.watersons.net



An excellent-sized, Two Bedrooomed Second/Top Floor Apartment located within this very popular Development.

Ideal cul de sac location facing Worthington Park and perfectly located, walking distance to Sale Town Centre, the Metrolink, prestigious primary and secondary schools and with popular canal walks close by.

In addition to the Accommodation, there is ample Resident Parking and established Communal Gardens.

An internal viewing will reveal:

Entrance Hall with doors providing access to the Lounge, Two Bedrooms and Bathroom. There are further doors opening to two useful storage cupboards – one housing the hot water tank. Loft access point offering handy additional storage space.

Lounge. A superb, large Reception Room, having a uPVC double glazed to the rear elevation providing views across the Communal Gardens. Door through to the Kitchen.

The Kitchen is fitted with a range of modern base and eye-level units with worktops over and inset, one and a half bowl sink unit with mixer tap. Built-in electric oven with four ring electric hob and extractor hood over. Ample space for additional freestanding appliances. uPVC double glazed window to the front elevation.

Bedroom One. A well-proportioned Double Bedroom, having a uPVC double glazed window to the front elevation. Built-in wardrobes with matching dressing table.

Bedroom Two. Another good-sized Bedroom, having a uPVC double glazed window to the rear elevation overlooking the Communal Gardens.

The Bathroom is fitted with a suite, comprising of panelled bath with electric shower over, wash hand basin and WC. Opaque, uPVC double glazed window to the front elevation.

Always a popular place to live and no chain!



Approx Gross Floor Area = 581 Sq. Feet
= 54.0 Sq. Metres

