



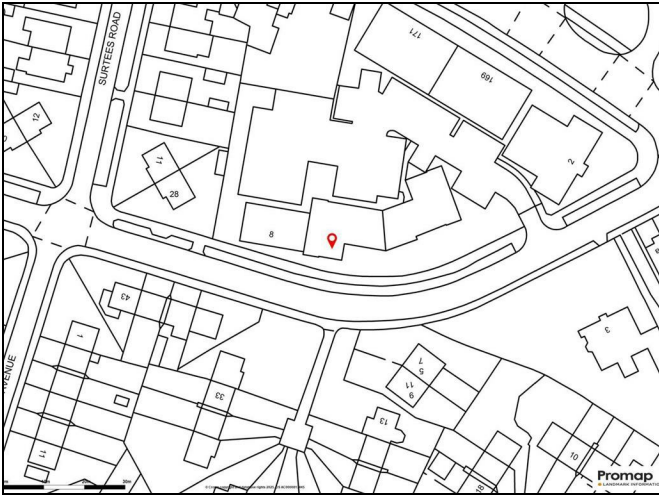
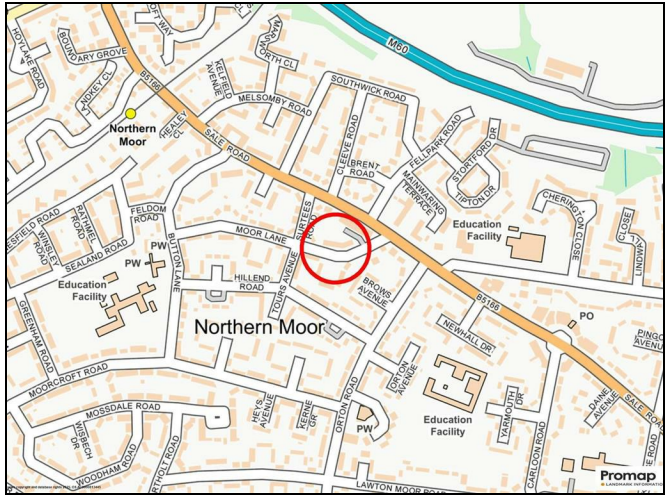
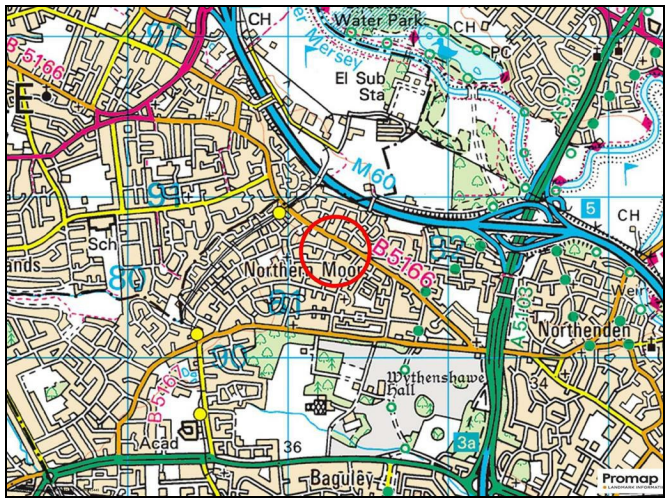
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INDEPENDENT ESTATE AGENTS

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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 the 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

6 Moor Lane Wythenshawe, Manchester, M23 0QS



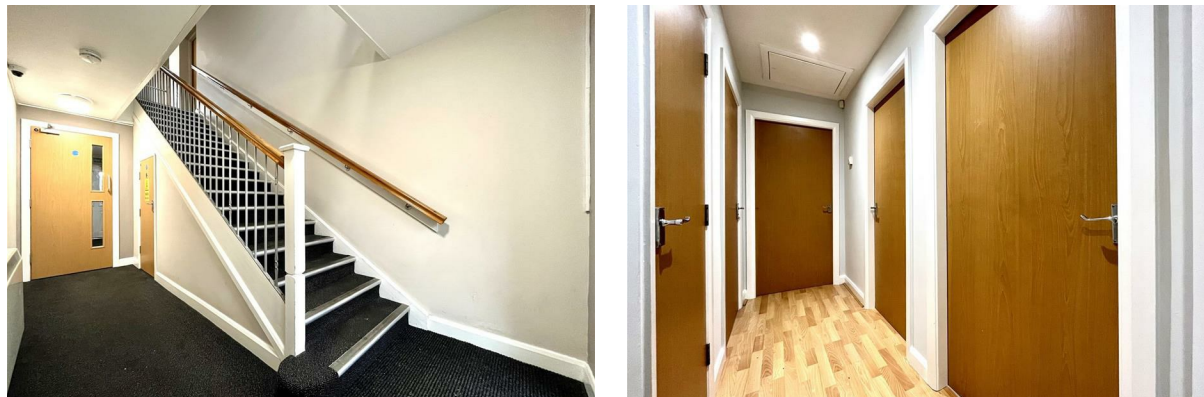
A WELL PROPORTIONED TWO DOUBLE BEDROOMED FIRST/TOP FLOOR APARTMENT SITUATED IN THIS PURPOSE BUILT GATED DEVELOPMENT WITH OFF STREET PARKING CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS. LOTS OF STORAGE SPACE.

Communal Entrance. Hall with Large Storage Cupboard. Lounge with Juliette Balcony. Kitchen. Two Double Bedrooms. Walk in Wardrobe to Bedroom 1. Bathroom. Gated Car Park with Allocated Space.

CONTACT SALE 0161 973 6688

£177,000

in detail



A superbly proportioned, modern Two Double Bedroomed First Floor Apartment which offers excellent sized rooms throughout.

The property is located within an easy reach of Sale and close to Local Shops and Transport links including the Metrolink which is just down the road.

There is a gated carpark and as well as well kept communal gardens.

An internal viewing will reveal:

Entrance Vestibule. Having a front door with a further door through to the inner hallway.

Inner Hallway. Having doors providing access to the Lounge, Two Bedrooms, Bathroom and Large walk in storage cupboard.

Lounge. A well proportioned reception room having a set of uPVC double glazed French doors with Juliet balcony to the front elevation. Opening to the Kitchen.

Kitchen. Fitted with a range of base and eye level units with worktops over and inset one and a half stainless steel sink unit with mixer tap. Electric oven with four ring electric hob with stainless steel extractor hood over. Integrated fridge freezer. Integrated washing machine. Inset spotlights to the ceiling.

Bedroom One. A good sized double room having a uPVC double glazed window to the front elevation. Door opens to large walk in wardrobe.

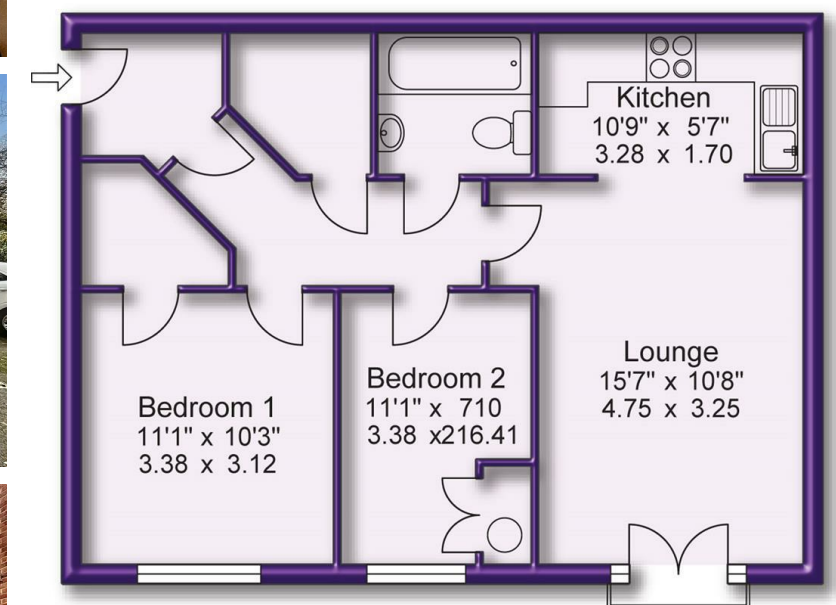
Bedroom Two. Another double room having a uPVC double glazed window to the front elevation. Built in wardrobe.

Bathroom. Fitted with a white suite comprising of panelled bath with thermostatic shower over and inset glass shower screen. Wash hand basin. WC. Part tiled walls.

A convenient place to live!



Approx Gross Floor Area = 628 Sq. Feet
= 58.4 Sq. Metres



First Floor