



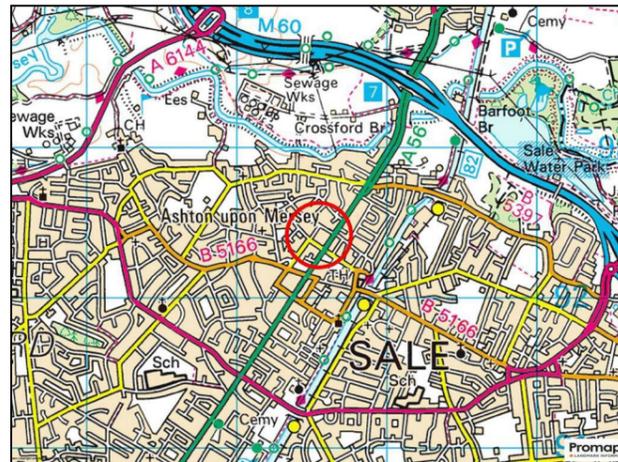
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INDEPENDENT ESTATE AGENTS

# 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		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 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

# Flat 7 York House York Avenue Sale, Cheshire, M33 6HD



**\*\*NO CHAIN\*\* A WELL PROPORTIONED TWO BEDROOMED FIRST FLOOR APARTMENT LOCATED WITHIN THIS POPULAR DEVELOPMENT. IDEAL LOCATION CLOSE TO TOWN CENTRE AND METROLINK. GARAGE + PARKING.**

**Hall with storage. Large Lounge. Breakfast Kitchen. Two Bedrooms. Bathroom. Communal Gardens. Resident parking + Garage. EPC Rating B**

**CONTACT SALE 0161 973 6688**

**£195,000**

# in detail



A well proportioned Two Bedroomed First floor apartment within this popular development.

The property offers good sized rooms throughout including a large Lounge and a good sized kitchen in comparison to other similar apartments.

The location is really convenient being on a popular road which is close to Sale Town Centre and Metrolink. It is also convenient for local buses to Altrincham and Manchester Town Centre, as well as the motorway networks.

There are well kept Communal Gardens, Residents/Visitor Parking and a Single Garage.

An internal viewing will reveal:

Entrance Hall. Having doors providing access to the Lounge, Bedrooms and Bathroom.

Lounge. A well proportioned Reception Room having a uPVC double glazed window to the front elevation. Coved ceiling.

Breakfast Kitchen. A good sized Kitchen fitted with a range of base units with worktops over and inset stainless steel sink unit with mixer tap. Built in oven and hob. Ample space for a range of freestanding appliances. uPVC double glazed window to the front elevation. Wall mounted Vaillant gas central heating boiler.

Bedroom One. A good sized double bedroom having a uPVC double glazed window to the front elevation.

Bedroom Two. Another good sized bedroom having a uPVC double glazed window to the rear.

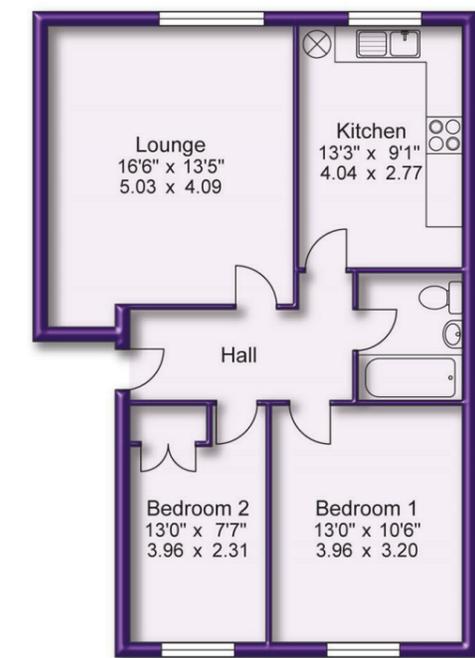
Bathroom. Fitted with a white suite with chrome fittings comprising of panelled bath. Wash hand basin. WC. Part tiled walls.

Outside the property is surrounded by well kept Communal Garden Area and the property also has a Single Garage located at the back of the building.

NO CHAIN! Such a convenient location!



Approx Gross Floor Area = 689 Sq. Feet  
= 64.0 Sq. Metres



First Floor