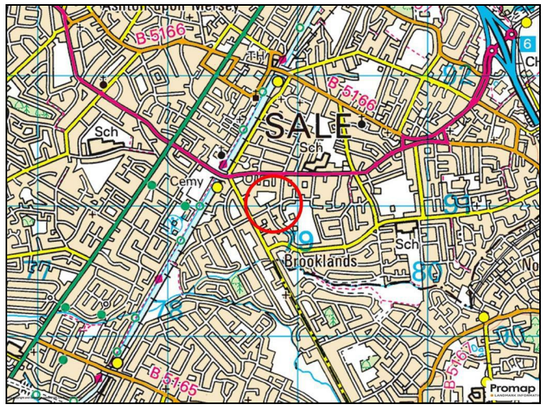
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212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

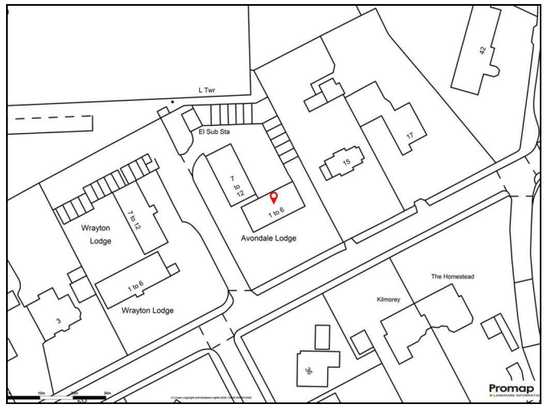
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
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WATERSONS
INDEPENDENT ESTATE AGENTS

location

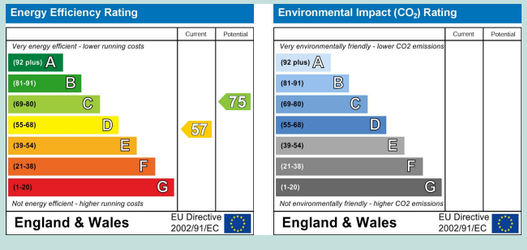






energy efficiency

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



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
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Avondale Lodge Whitehall Road

Sale, M33 3WJ



****NO CHAIN** A SUPERBLY PROPORTIONED TWO BEDROOMED SECOND/TOP FLOOR APARTMENT LOCATED WITHIN THIS POPULAR DEVELOPMENT. IDEAL LOCATION FOR METROLINK AND BROOKLANDS SPORTS CLUB. GARAGE INCLUDED**

Hall. Lounge + Dining Room. Kitchen. Two Bedrooms. Bathroom. Established communal gardens. NO CHAIN!

CONTACT SALE 0161 973 6688

£215,000

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in detail









A superbly proportioned, Two Bedroomed Second/Top Floor Apartment which offers good sized rooms throughout.

One of the most idyllic locations in Sale, on this very desirable road down the road from Brooklands Sports Club and backing onto Sale FC Rugby pitch. This location is very convenient with local shops and the Metrolink just around the corner.

In addition to the Accommodation, there is resident parking and well kept communal gardens.

An internal viewing will reveal:

Entrance Hall, having doors providing access to the Lounge, Two Bedrooms, Bathroom and two useful storage cupboards.

Lounge. An excellent-sized Reception Room having a wide-angled, uPVC double glazed window to the front elevation. Coved ceiling. Door through to the Kitchen.

The Kitchen is fitted with a range of base and eye-level units with worktops over and inset, stainless steel sink unit with mixer tap. Ample space for a range of freestanding appliances. uPVC double glazed window to the rear elevation which enjoys an aspect over Sale FC Rugby Club.

Bedroom One. A well-proportioned Double Bedroom having a uPVC double glazed window to the front elevation. Coved ceiling.

Bedroom Two. Another good-sized Double Bedroom having a uPVC double glazed window to the rear elevation. Coved ceiling.

The Bathroom is fitted with a suite comprising of panelled bath with electric shower over, wash hand basin and WC. Wall-mounted, heated, electric towel rail radiator. Opaque, uPVC double glazed window to the rear elevation. Part-tiled walls.

Such a popular location and no chain!





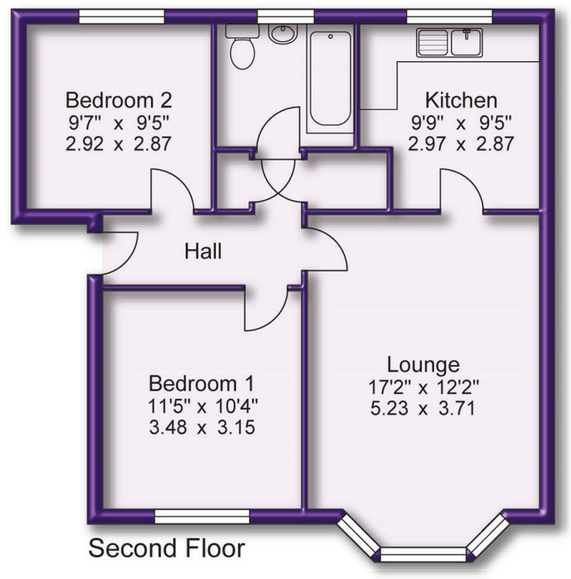








Approx Gross Floor Area = 638 Sq. Feet
= 59.3 Sq. Metres



Second Floor

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