

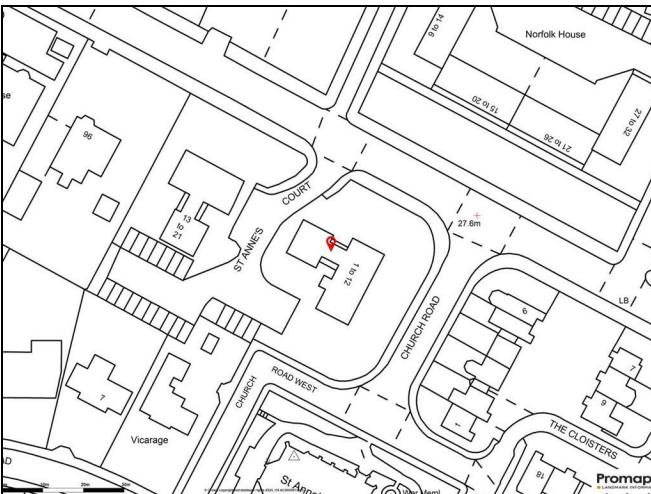
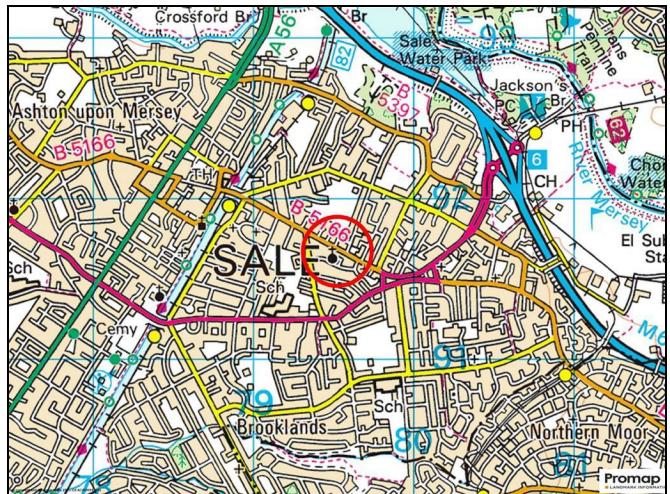
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location



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	76	(69-80) C	
(55-68) D	66	(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.

St Annes Court Northenden Road Sale, Cheshire, M33 3HB



****NO CHAIN!**AN IMPRESSIVE, COMPREHENSIVELY REFURBISHED, FIRST FLOOR ONE BEDROOMED APARTMENT WITH GARAGE. GOOD SIZED ROOMS THROUGHOUT. CONTEMPORARY KITCHEN AND BATHROOM FITTINGS. DELIGHTFUL COMMUNAL GARDENS. IDEAL LOCATION NEXT TO ST ANNES CHURCH.**

Hall with storage. Lounge with bay window overlooking the gardens. Kitchen. Double Bedroom. Shower Room. Garage. NO CHAIN.

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An impressive, comprehensively refurbished, One Bedrooomed First Floor Apartment with Garage, located within this ideal purpose built development.



Fabulous location adjacent to St Annes Church, only a short distance from Sale Moor Village therefore walking distance to all the shops and facilities.

Internally the apartment has been transformed with extensive re plastering, Contemporary kitchen and bathroom fittings, LED spotlights and replacement gas central heating boiler.

In addition there is resident parking and a Single garage.

An internal viewing will reveal:



Entrance Hall, having doors providing access to the Lounge, Kitchen, Bedroom, Shower Room and deep useful storage cupboard. Further double doors open to a useful cloaks cupboard. Inset spotlights to the ceiling.

Lounge and Dining Room. A superb, large Reception Room, having a uPVC double glazed, square bay window to the front elevation with attractive plantation shutters. Inset spotlights to the ceiling.



The Kitchen is re-fitted with an extensive range of contemporary, gloss-finish base and eye-level units with polished chrome handles and worktops over with inset stainless steel sink unit with mixer tap. Built-in, stainless steel electric oven with four ring ceramic hob and stainless steel and glass extractor hood over. Integrated fridge freezer, microwave, washing machine and dishwasher. uPVC double glazed window to the side elevation with plantation shutters. Wall-mounted, gas central heating boiler concealed within one of the cupboards. Inset spotlights to the ceiling.

Bedroom. A good-sized room, having a uPVC double glazed



window to the front elevation with attractive plantation shutters. Built-in wardrobes. Inset spotlights to the ceiling.



The Shower Room is re-fitted with a suite comprising of an eclosed shower cubicle with thermostatic shower, WC, vanity sink unit. Wall-mounted, heated, towel rail radiator. Inset spotlights to the ceiling. Tiled walls.



Approx Gross Floor Area = 531 Sq. Feet
= 49.4 Sq. Metres

