HALE OFFICE:
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
TEL: 0161 973 6688
FAX: 0161 976 3355
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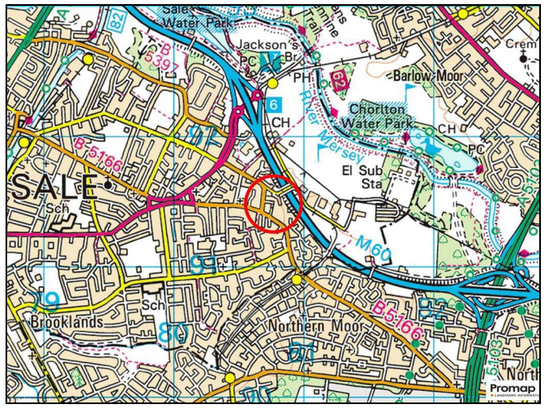
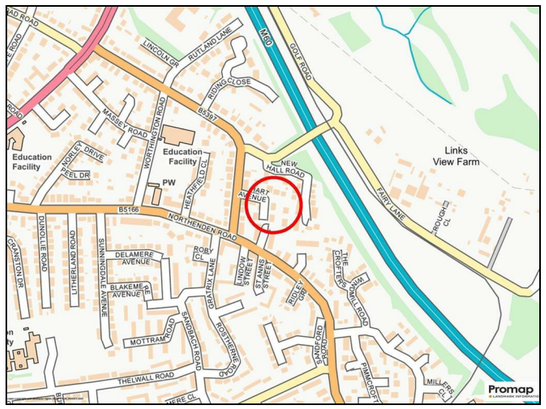
WATERSONS
INDEPENDENT ESTATE AGENTS

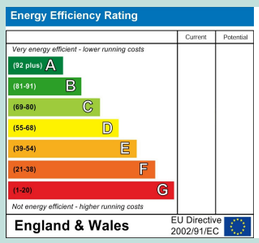
location

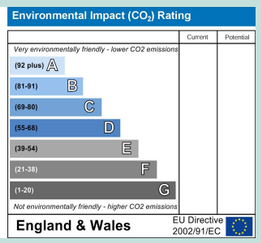




energy efficiency

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
INDEPENDENT ESTATE AGENTS

1 Rosewood Gardens

Sale, M33 2JS

*****NO CHAIN***A SUPERBLY PROPORTIONED TWO DOUBLE BEDROOMED GROUND FLOOR MAISONETTE APARTMENT LOCATED WITHIN THIS POPULAR NEIGHBOURHOOD CLOSE TO SALE MOOR VILLAGE. GARAGE INCLUDED. OWN FRONT DOOR ENTRANCE. FRENCH DOORS TO THE GARDEN.**

Private Entrance. Spacious Living Dining Room. Breakfast Kitchen. Two Double Bedrooms. Shower Room. Garage Included. Beautiful communal gardens.

CONTACT SALE 0161 973 6688

£235,000

www.watersons.net

in detail

NO CHAIN

An impressive Two Bedroomed Ground Floor Apartment with its own private Ground Floor Entrance and beautiful established gardens to the rear.

The location is ideal, being a short distance to Sale Moor Village, therefore walking distance to all the shops and facilities as well as being close to the Metrolink and Sale Town Centre.

In addition, there is a Single Garage and well-kept communal gardens.

An internal viewing will reveal:

Entrance Hall. Having an opaque uPVC double glazed front door and a uPVC double glazed window to the rear elevation. Door then provide access to the Lounge, Two Bedrooms, Breakfast Kitchen, Shower Room and useful storage cupboard.

Lounge. an excellent sized reception room having a set of uPVC double glazed French doors opening to a rear patio area and communal garden. Coved ceiling. Fireplace feature to one wall.

Breakfast Kitchen. A good sized Kitchen fitted with a range of modern 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. Useful breakfast bar area. Tiled floor. uPVC double glazed window to the side elevation. Wall mounted Worcester gas central heating boiler.

Bedroom One. An excellent sized double room having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation.

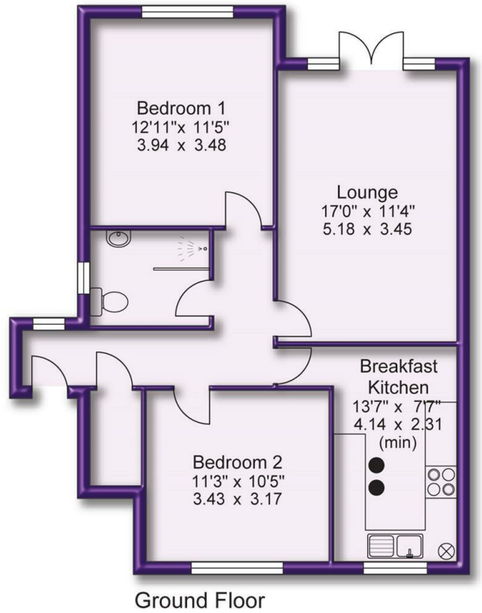
Shower Room. Refitted with a suit comprising of walk-in shower enclosure with thermostatic shower. Wall hung twin drawer vanity sink unit. Enclosure cistern WC. Wall mounted polished radiator. Tiled floor. Tiled walls. uPVC double glazed window to the side elevation.

Outside there is a lovely established garden to the rear, shared only with the apartment on the first floor, and is accessed from French doors in the Lounge. There is a single garage with parking in front.

No chain!

- Leasehold Property - 999 year lease from 1 January 1986 - 959 years remain - Ground Rent is included in the Service Charge - £420.00 per year
- Council Tax Band - B

Approx Gross Floor Area = 742 Sq. Feet
= 69.0 Sq. Metres



Ground Floor

www.watersons.net