



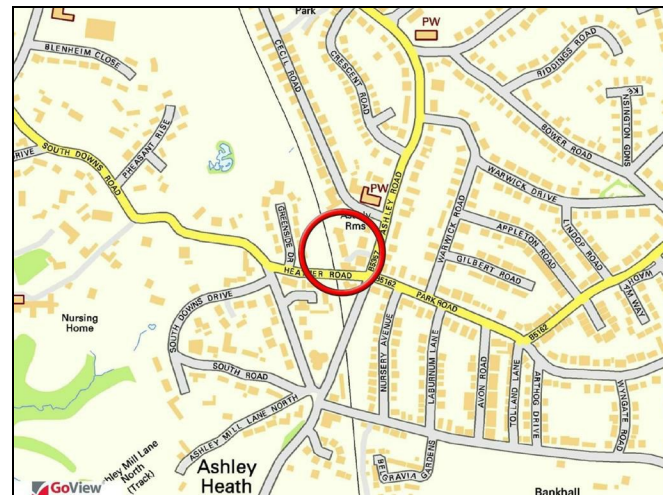
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INDEPENDENT ESTATE AGENTS

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 ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
			78		85

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.



INDEPENDENT ESTATE AGENTS

19 Wolf Grange

Ashley Road, Hale, Cheshire, WA15 9TS



A STYLISH FIRST FLOOR APARTMENT SET WITHIN THE POPULAR WOLF GRANGE GATED DEVELOPMENT, BENEFITTING FROM UNDERCROFT PARKING AND LIFT, WALKING DISTANCE OF HALE VILLAGE. 700 SQFT.

Entrance Hall. Living/Dining Room. Kitchen. Two Double Bedrooms. Two Bath/Shower Rooms. Parking. Communal Gardens. No Chain.

£285,000

in detail



Your Text Here



Your Text Here



Approx Gross Floor Area = 700 Sq. Feet
= 65.0 Sq. Metres

