



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	76	76
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Hope Road | Sale
Asking Price £180,000



88 School Road | Sale | M33 7XB
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 e: sale@hibberthomes.com
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Bedrooms 1	Bath 1	Reception 1	Parking here	Area sq ft	Type here

- MODERN FITTED KITCHEN WITH APPLIANCES
- GROUND FLOOR ONE BED APARTMENT
- DIRECT ACCESS TO THE GARDENS
- GUEST SUITE FOR VISITORS
- PRIVATE RESIDENTS CAR PARK
- SUPER EFFICIENT AIR SOURCE HEATING SYSTEM
- CENTRAL FOR SALE AND METROLINK
- • 24 HOUR CARELINE SYSTEM
- LODGE MANAGER AVAILBLE 5 DAYS A WEEK

Hibbert Homes (Sale) are pleased to be marketing this ****ONE BEDROOM GROUND FLOOR APARTMENT**** to the sales market conveniently located on the ground floor a moment away from the main reception area. The property is nicely appointed with a spacious lounge, and generous master bedroom with mirrored fitted wardrobes and doors which open into the garden to the front of the development providing an ideal space to sit and watch the world go by fully fitted modern shower room, modern fitted kitchen with integrated fridge, freezer and cooker. The property is warmed by a super efficient Air Source Heating. There is a ****LODGE MANAGER**** available 5 days a week. The development benefits from regular social events for residents and offers a great atmosphere for people visiting, and there is a guest suite exclusively for visitors. Brindley Lodge is a development of 50 one and two bedroom apartments in the bustling town of Sale, just 5 miles southwest of the City of Manchester. Sale is well-served by public transport with regular bus and taxi services around and between towns, a Metrolink station in the town centre and Manchester Airport only 15 minutes away by car.

