



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Etchells Road | West Timperley  
 Guide Price £195,000



88 School Road | Sale | M33 7XB  
 t: 0161 973 4955  
 e: sale@hibberthomes.com  
 www.hibberthomes.com

Bedrooms 1	Bath 1	Reception 1	Parking here	Area 495.00 sq ft	Type here

- Allocated Parking for 1 Car
- Open Plan Living
- Video Entry System
- 250 Year Lease
- Ground Rent £145 per year
- Modern White Gloss Kitchen
- West Facing Balcony
- Lift to All Floors
- Service Charge £1420 per year
- Tax Band C

A beautifully presented Apartment in a popular location, well positioned for easy access on the A56 to Manchester City Centre travelling north, and Altrincham Town Centre travelling south, and is within easy reach of the Metrolink System on Park Road in Timperley.

The property is beautifully presented with good specification Kitchen and Bathroom fittings and is ready to move into with the minimum of fuss.

The accommodation enjoys well proportioned rooms extending to some 495 sqft comprising a Hall, Living/Dining Room, Kitchen served by a Bedroom and Bathroom.

Externally, there is allocated Resident parking in addition to a Communal Garden..

