

Approx Gross Floor Area = 545 Sq. Feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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		



Maple Road |
£200,000



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

Bedrooms 2	Bath 1	Reception 1	Parking here	Area sq ft	Type here

- No Chain
- Gated Access
- Ideal For A First Time Buyer
- Communal Gardens
- Viewing Highly Recommended

- First Floor Apartment
- Off Road Parking
- Ideal Investment Opportunity
- Modern Open Plan Living
- Two Good Size Bedrooms

Offered with NO CHAIN this private development with gated access which has only four two bedroom modern apartments situated in Maple Road. The property is located within close proximity Sale which has an array of shops, restaurants. The property would be ideal for a first time buyer or an investor.

The property is posited on the first floor and comprises; entrance hall with store cupboard, open plan living kitchen area with bay window to the front aspect, master bedroom with patio doors to the rear aspect, second good size bedroom and a four piece bathroom suite. Allocated & visitors parking can be found to the rear of the property with a pleasant area laid to lawn.

