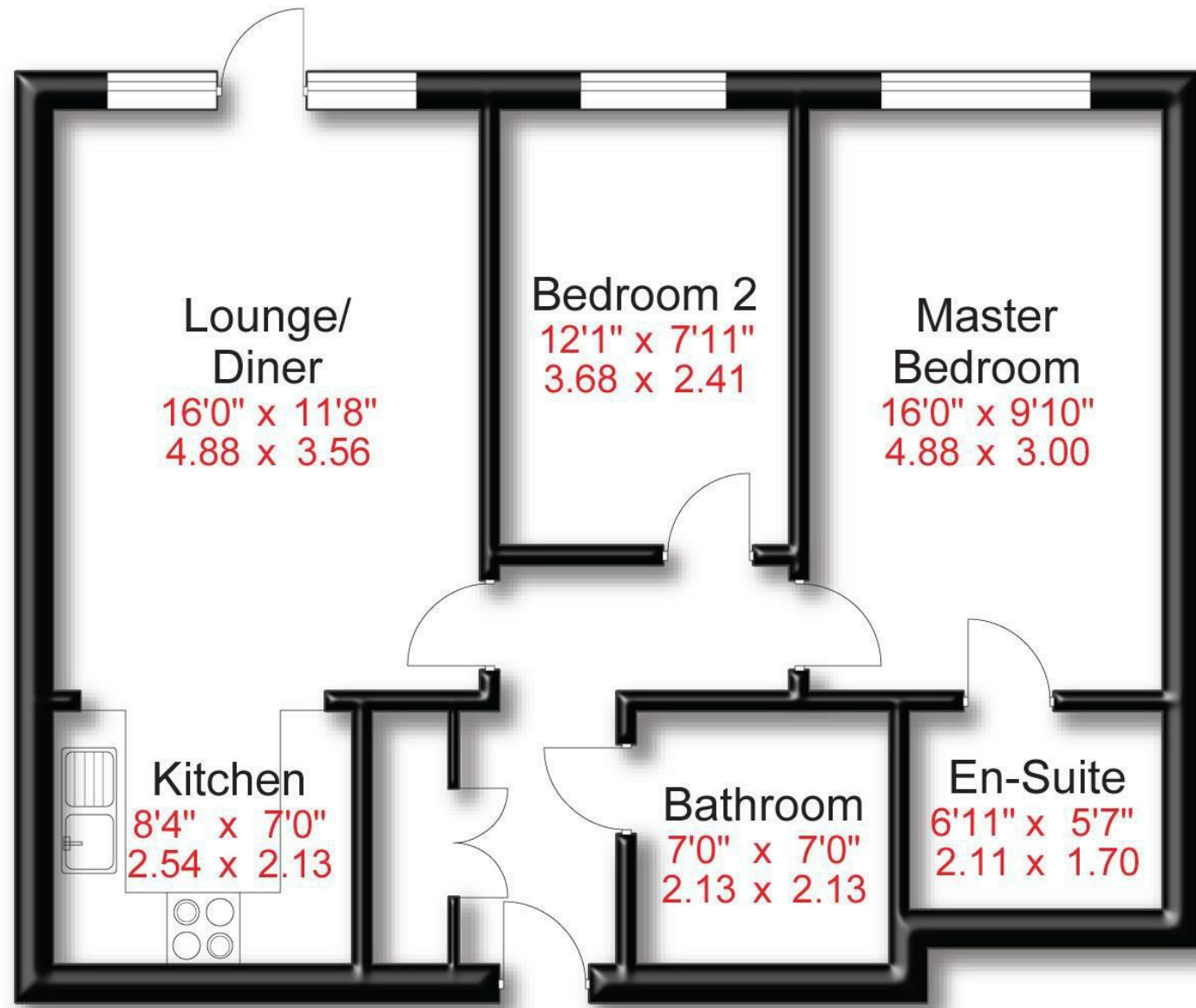


Approx Gross Floor Area = 705 Sq. Feet



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 |  
£1,250



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

Bedrooms 2	Bath 2	Reception 1	Parking here	Area 0.00 sq ft	Type here

- Allocated Parking for 1 Car
- Open Plan Living
- 250 Year Lease
- Allocated Parking
- Two Bathrooms

- Modern White Gloss Kitchen
- Video Entry System
- EPC Grade B
- Two Bedrooms
- Close To Local Amenities

A fantastic opportunity to view this two bedroom apartment in a popular location of Timperley, 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 Metro-link System on Park Road. The property comprises; Entrance hall, living room/kitchen, two bedrooms one of which has an en-suite and the main bathroom. The property comes with one parking space and a viewing is highly recommended. Council tax band - D. EPC Rating - B. AVAILABLE NOW. Fully Furnished.

