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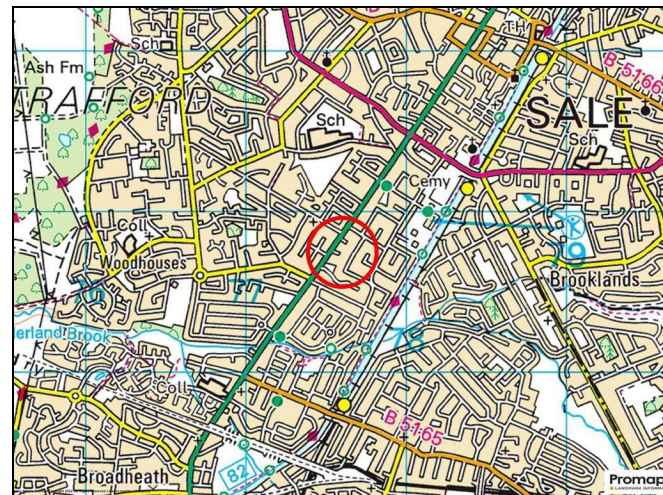
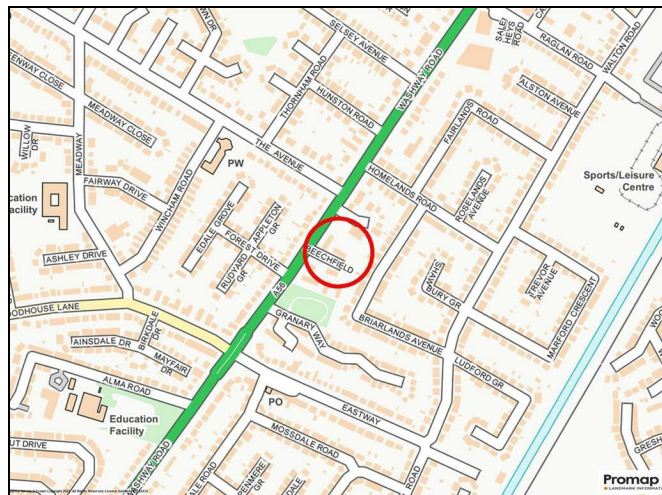


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road/B5166. At the traffic lights, turn left onto Washway Road/A56 and continue along for 1 mile. Turn left onto Beechfield Close and you have reached your destination.



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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
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	EU Directive 2002/91/EC	

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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

24 Beechfield Close Sale, M33 4EH



A WELL PROPORTIONED TWO BEDROOMED MAISONETTE WITH ITS OWN PRIVATE FRONT DOOR ACCESS AND LARGER THAN AVERAGE KITCHEN FOR THIS TYPE OF PROPERTY. NEUTRAL RE DECORATION THROUGHOUT. CONTEMPORARY DESIGN SHOWER ROOM.

GF Hallway with storage. Lounge. 14' Breakfast Kitchen. Two good sized Bedrooms. Shower Room. Resident Parking.

CONTACT SALE 0161 973 6688

£179,950

www.watersons.net

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A great opportunity for first time buyers, downsizers or buy to let investors.

A well-proportioned, beautifully presented, Two Bedroomed, First Floor Maisonette with its own Private Ground Floor Entrance. The Maisonette offers good-sized Accommodation throughout, including a 14' Breakfast Kitchen.

Beechfield Close is a small cul de sac of Maisonette surrounded by well-kept Communal Garden Areas and Communal Parking. The property is in a great location, close to Sale town centre including the Metrolink at Brooklands and Timperley and local schools. The location is well communicated for public transport to Manchester City Centre, Altrincham, Sale and the Trafford Centre. The M60 motorway is also a short drive away.

An internal viewing will reveal:

Entrance Hall having a glazed panelled front door, laminate flooring and large storage cupboard. Staircase rises to the First Floor Landing.

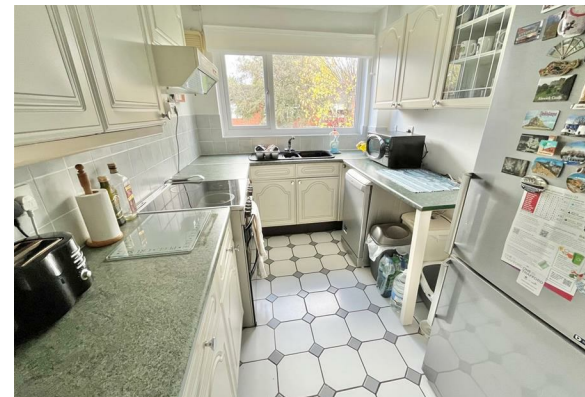
First Floor Landing, having doors providing access to the Two Bedrooms, Lounge, Shower Room and airing cupboard housing the hot water tank.

Lounge. A well-proportioned room with laminate flooring, having a uPVC double glazed window to the front elevation and central electric fireplace. Door through to the Kitchen.

Kitchen. A good-sized Kitchen fitted with a range of modern base and eye-level units with worktops over with inset one and a half bowl sink unit with mixer tap, fully tiled flooring. Ample space for a range of freestanding appliances. uPVC double glazed window to the rear elevation overlooking part of the Communal Gardens. Door opens to a useful storage cupboard.

Bedroom One. A good-sized Double Bedroom, laminate flooring and having a uPVC double glazed window to the rear elevation overlooking part of the Communal Gardens.

Bedroom Two, laminate flooring and a uPVC double glazed window to the front elevation.



The Shower Room has been re fitted with a Contemporary white suite with chrome fittings comprising of: walk in shower cubicle with thermostatic shower. WC. Wash hand basin. Ceramic tiled walls and floor. Wall mounted heated chrome towel rail radiator.

Outside, the property has well-kept Communal Garden Areas and plenty of Resident Car Parking.

Low service charge of just £26/month.

This spacious maisonette would make an ideal purchase for any first time buyers and investors. Great value for the space on offer!

- Leasehold - : 126 years from August 1990
- Council Tax Band A
- Ground rent = £10/year
- Service Charge = £26/month

Approx Gross Floor Area = 624 Sq. Feet
= 57.84 Sq. Metres

