



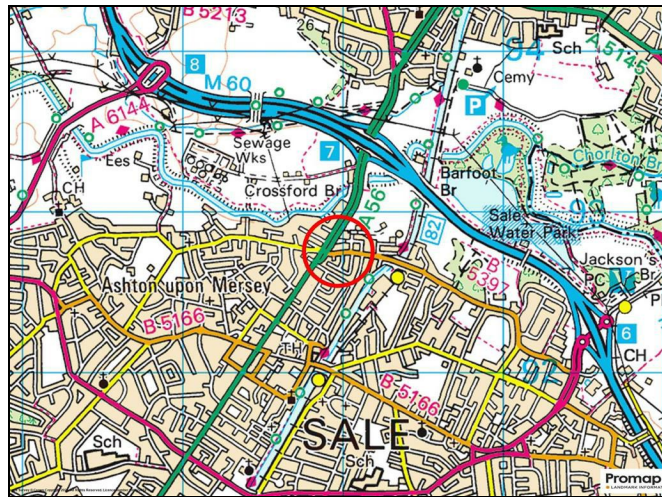
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 FAX: 0161 941 6622  
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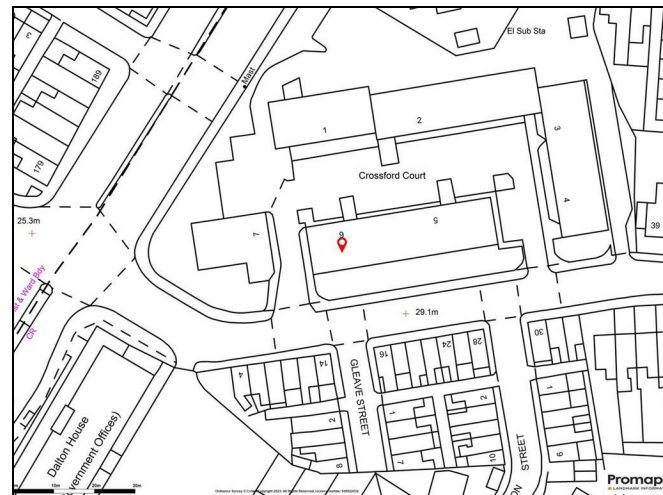
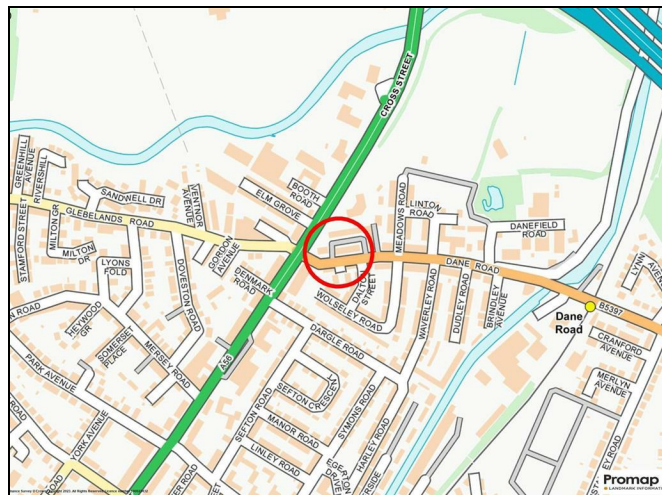


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale Office, proceed on School Road then turn left onto Sibson Rd/B5166. Continue straight onto Tatton Rd/B5166 which turns left and becomes Ashfield Rd. Turn right onto Cross St/A56 then right again onto Dane Rd/B539. Turn right and the destination will be on the left.



## 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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 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

## 6 Crossford Court Dane Road Sale, M33 7HE



**A STYLISH TWO DBL BEDROOMED TOP FLOOR APARTMENT WITHIN THIS RECENTLY COMPLETED DEVELOPMENT. IDEAL LOCATION PERFECT FOR TOWN CENTRE AND METROLINK. 738sqft.**

**Hallway with storage. Large open plan Lounge/Dining/Kitchen. Two good-sized Bedrooms. Two Bath/ Shower - One En Suite. Residents Parking. Energy Rating: C**

**CONTACT SALE 0161 973 6688**

**£250,000**

# in detail



A stylish, Two Double Bedroomed, Top Floor Apartment located within this impressive, recently completed, contemporary-design Development.

The well-presented Accommodation provides a Hall, Open Plan Living, Dining Kitchen, served by Two Double Bedrooms and Two Bath/ Shower Rooms - One of which is an En Suite.

The location is perfect, being a short distance to the Metrolink, Town Centre and all its facilities.

Externally there is resident parking and well kept communal gardens.

An internal viewing will reveal:

Entrance Hall having contemporary doors providing access to the Lounge, Dining Room, Two Bedrooms and Bathroom with further double doors opening to a useful storage cupboard which also houses the high pressure hot water tank and has space and plumbing suitable for a washing machine.

Lounge/Dining Room. A superb large reception room having two uPVC double glazed windows to the front. Open plan to the Kitchen.

Kitchen. The Kitchen is fitted with a range of white handleless gloss finish based style of units with worktops over and inset sink unit with mixer tap. integrated Bosch stainless steel fronted electric oven with four ring hob over. Integrated fridge freezer, dishwasher and microwave.

Bedroom One. A well proportioned double bedroom having a uPVC double glazed window to the front elevation. Door through to the En Suite Shower Room.

En Suite Shower Room. Contemporary suite comprising of double width shower enclosure with thermostatic shower. Twin drawer wall hung vanity sink unit. WC. Part tiled walls. Wall mounted polished chrome towel heated rail radiator.

Bedroom Two. Another good double room having a uPVC double glazed window to the front elevation.

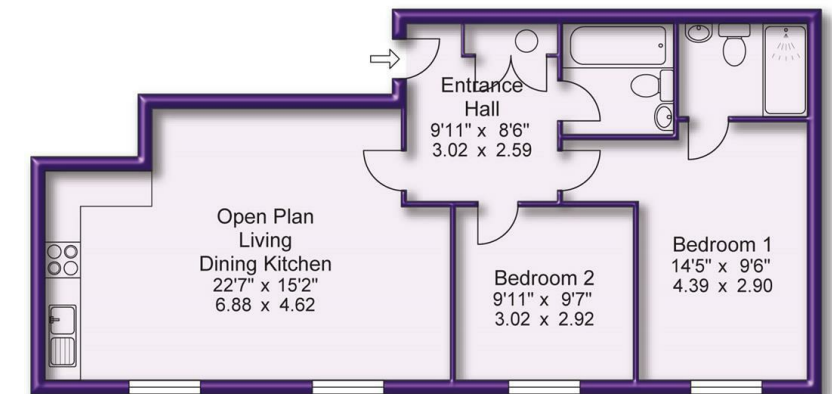
Bathroom, fitted with a Contemporary suite comprising of: panelled bath with thermostatic shower over and fitted shower screen. Twin draw wall hung vanity sink unit. WC. Wall mounted heated chrome towel rail radiator.

The development has well kept communal gardens and resident parking. Within the development there is EV charging points.

A wonderful development convenient for everything!



Approx Gross Floor Area = 738 Sq. Feet  
= 68.41 Sq. Metres



Second Floor