



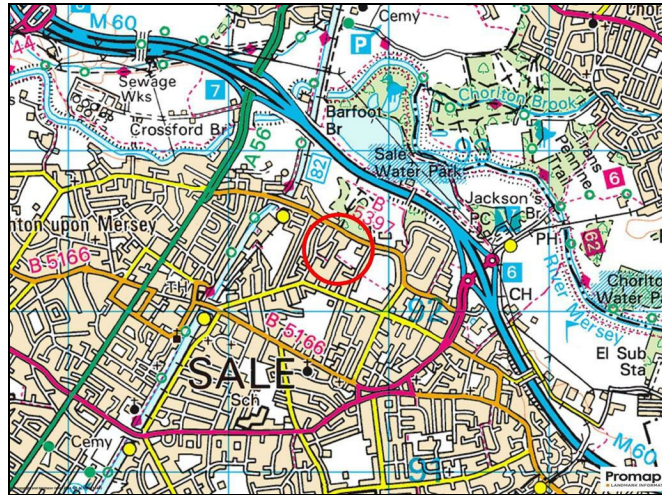
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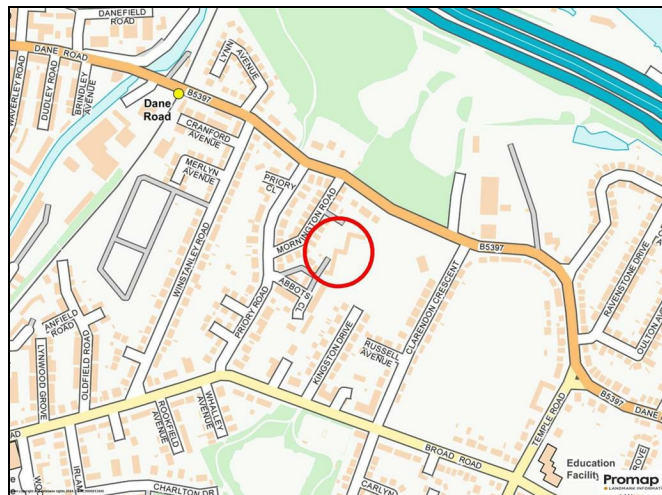


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office head east on School Road/B5166 towards Hayfield Street. Follow B5166 to Broad Road and turn left onto Sibson Road/B5166. Turn right onto School Road/B5166. Continue on Broad Rd. Take Priory Rd to Abbots Close and proceed to Abbots Court.



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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	67	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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

Flat 23 Abbots Court Sale, M33 2DB



****NO CHAIN**A SUPERBLY PRESENTED SECOND/TOP FLOOR ONE BEDROOMED APARTMENT LOCATED WITHIN THIS POPULAR DEVELOPMENT CLOSE TO THE TOWN CENTRE/METROLINK.**

Lovely location just off Mornington Road. Hall with large storage. Lounge with dual aspect windows. Breakfast Kitchen. Large Double Bedroom. Bathroom. Communal Parking and Gardens. NO CHAIN!

CONTACT SALE 0161 973 6688

£169,950

in detail



A superb, Second/ Top Floor One Bedroomed Apartment located within this popular Development just off Mornington Road.

The location is ideal, being within an easy reach of the Town Centre and the Metrolink just around the corner at Dane Road.

Internally, the Apartment has neutral decoration and modern kitchen and bathroom fittings.

The property offers good-sized rooms, Communal Parking and well-kept Communal Gardens.

An internal viewing will reveal:

Opaque glazed front door with panelled doors which provide access to the Lounge, Bedroom, Bathroom and large storage cupboard. Opening to the Breakfast Kitchen.

Lounge. A well-proportioned Reception Room having two, uPVC double glazed windows.

Breakfast Kitchen is fitted with a range of modern base and eye-level units with chrome handles and worktops over with inset one and a half bowl stainless steel sink unit with mixer tap. Integrated electric oven and gas hob. Ample space for a range of freestanding appliances. UPVC double glazed window. Useful Breakfast Bar. Wall mounted gas central heating boiler concealed within one of the units.

Bedroom One. An excellent sized Double Bedroom having a uPVC double glazed window.

Bathroom, fitted with a white suite comprising of: panelled bath with thermostatic shower over and fitted shower screen, low-level WC, wash hand basin. UPVC double glazed window. Space and plumbing suitable for a washing machine. Folding doors open to a useful storage cupboard.

Outside, the property has well-kept Communal Garden Areas and a Residents Communal Carpark.

NO CHAIN!



Approx Gross Floor Area = 568 Sq. Feet
= 52.8 Sq. Metres

