



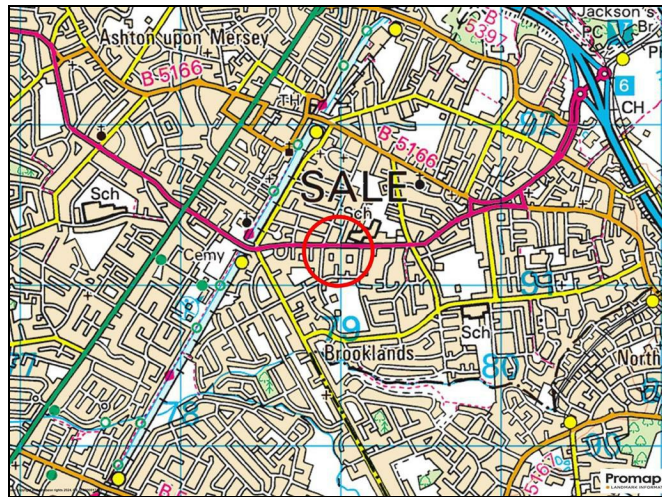
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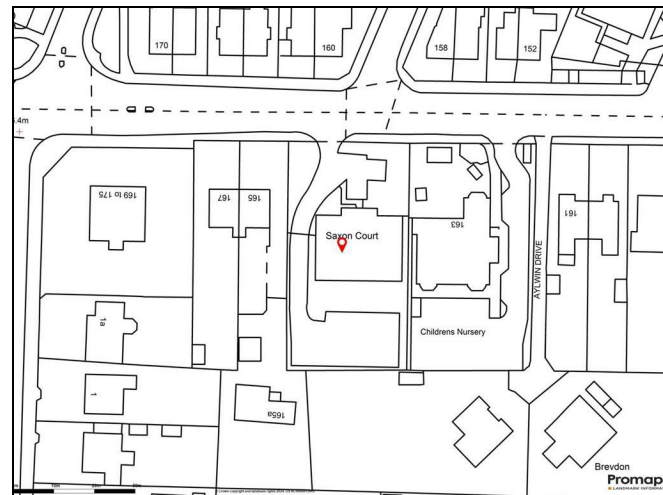
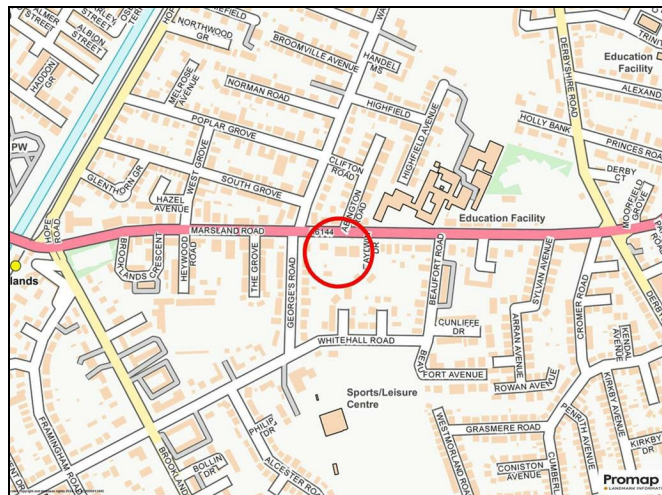


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue out of the one way system on School Road/B5166 and take a sharp right onto Sibson Road/B5166. At the traffic lights, turn left onto Washway Road/A56 and continue along for 0.4 miles. At the traffic lights, turn left onto Marsland Road/A6144 and proceed along for 0.6 miles. Turn right onto Abington Road and the property is on the right hand side just before the nursery.



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	Environmental Impact (CO ₂) Rating	
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	
			77		80

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.

Saxon Court Marsland Road

Sale, M33 3YP



AN IMPRESSIVE LARGER THAN AVERAGE, TWO BEDROOMED SECOND/TOP FLOOR APARTMENT WHICH HAS BEEN COMPREHENSIVELY UPGRADED AND IMPROVED THROUGHOUT. GATED CARPARK. EXCELLENT ROOMS SIZES THROUGHOUT. IDEAL FOR METROLINK. 917 SQFT.

Hall with cloaks. Large 17' x 17' Lounge. 21' Dining Kitchen. Two spacious double Bedrooms. Two Bath/ Shower - One En Suite. Resident Parking. Energy Rating:

CONTACT SALE 0161 973 6688

£315,000

in detail



An impressive, much larger than average, Two Double Bedded, Second/Top Floor Apartment, located within this popular modern development.

Internally, the property has been tastefully upgraded with Contemporary design Kitchen and Bathroom fittings, replacement boiler and neutral re-decoration.

The location is perfect, being a short distance to the Metrolink, Town Centre and local shops.

In addition to the Accommodation, there is Resident Parking in a gated carpark and well-kept Communal Garden Areas.

An internal viewing will reveal:

Entrance Porch. Having a door opening to a useful cloaks cupboard. Door through to the Inner Hallway.

Inner Hallway. Having doors providing access to the Lounge, Dining Room, Breakfast Kitchen, Two Double Bedrooms and Bathroom. Coved ceiling. Loft Access Point.

Lounge/Dining Room. A wonderful large reception room having two uPVC double glazed windows to the front elevation.

Breakfast Kitchen. A larger than average Kitchen with plenty of space for a table. It has been refitted with an extensive range of pale blue gloss finish base and eye level units with worktops over and inset one and a half bowl stainless steel sink unit with mixer tap. Built in stainless steel fronted Bosch electric oven with integrated Bosch microwave above. Inset stainless steel gas hob with extractor hood over and stainless steel splashback. Integrated fridge freezer and dishwasher. Space and plumbing suitable for a washing machine and dryer. uPVC double glazed window to the side elevation. Inset spotlights to the ceiling. Wall mounted Worcester gas central heating boiler concealed in one of the cupboards.

Bedroom One. Having a uPVC double glazed window to the front elevation. Modern built in wardrobes. Door through to the En Suite Shower Room.

En Suite Shower Room. Refitted with a contemporary suite comprising of enclosed shower cubicle with thermostatic shower. Enclosed system WC. Wall hung twin drawer vanity sink unit. Wall mounted polished chrome towel rail radiator.

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

Bathroom. Refitted with a contemporary white suite with chrome fittings comprising of deep panelled bath with thermostatic shower over and fitted glass shower

screen. Enclosed system WC. Wall hung twin drawer vanity sink unit. Wall mounted chrome polished towel rail radiator. Tiled walls. Inset spotlights to the ceiling.

Outside there is visitor parking to the front. Electric gates at the side then open to the residents carpark where there is an allocated space.

Much larger than many other apartments locally!

LEASEHOLD PROPERTY - 999 YEAR LEASE FROM 1 JAN 2002 - 977 YEARS REMAIN - LEASE ENDS - 1 JAN 3001
- COUNCIL TAX BAND - D

Approx Gross Floor Area = 917 Sq. Feet
= 85.3 Sq. Metres

