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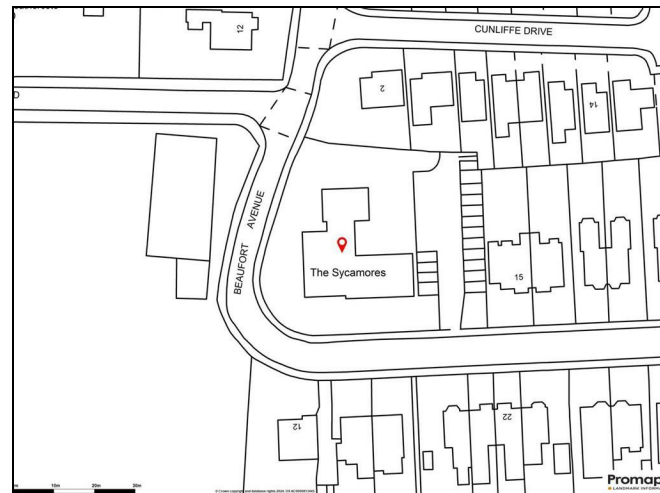


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, proceed on School Rd/B5166 towards Hayfield St then sharp right onto Sibson Rd/B5166. Turn left onto Washway Rd/A56 and turn left onto Marsland Rd/A6144. Turn right onto Beaufort Rd and turn left to The Sycamores.



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 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.

www.watersons.net



INDEPENDENT ESTATE AGENTS

The Sycamores Beaufort Avenue

Sale, M33 3WH



A WELL PROPORTIONED, TWO BEDROOMED SECOND/TOP FLOOR APARTMENT. IDEAL LOCATION ON THIS DESIRABLE CUL DE SAC NEXT TO BROOKLANDS SPORTS CLUB. GARAGE INCLUDED. EXCELLENT ROOMS SIZES THROUGHOUT. IDEAL FOR TOWN CENTRE/METROLINK.

Hall with plenty of storage cupboards. Large Lounge. Kitchen. Two Bedrooms. Bathroom. Garage. Established communal gardens. Energy Rating: C

CONTACT SALE 0161 973 6688

£230,000

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in detail



A well proportioned, Two Bedroomed, Second/Top Floor Apartment, located within this popular purpose built development

Internally, the property offers excellent sized rooms throughout and modern Kitchen and Bathroom fittings.

The location is perfect, being on this popular cul de sac just behind Brooklands Sports Club, perfect for the Metrolink, local shops and Town Centre.

In addition to the Accommodation, there are well-kept Communal Gardens and the property comes with a Single Garage.

An internal viewing will reveal:

Entrance Hall. Having doors providing access to the Lounge, Breakfast Kitchen, Two Bedrooms and Bathroom. Two sets of large useful full height storage/cloak cupboards

Lounge. A superb large reception room having two uPVC double glazed windows to the front elevation. Coved ceiling.

Kitchen. Fitted with an extensive range with modern base and eye level units with chrome T bar handles and worktops over with inset one and a half bowl stainless steel sink unit with mixer tap. Ample space for a range of free standing appliances. uPVC double glazed window to the rear elevation providing views over the Gardens. Wall mounted gas central heating boiler concealed within one of the cupboards.

Bedroom One. A well proportioned double bedroom having a uPVC double glazed window to the rear elevation.

Bedroom Two. Having a uPVC double glazed window to the front elevation.

Bathroom. Fitted with a white suite with chrome fittings comprising of panelled bath with electric shower over and fitted glass shower screen. WC. Vanity sink unit. Opaque uPVC double glazed window to the side elevation. Tiled walls.



Always a desirable place to live!

LEASEHOLD PROPERTY - 999 YEAR LEASE FROM 1 JAN 1976 - 951 YEARS REMAIN - END OF LEASE - 1 JAN 2975
- GROUND RENT - £30 PER ANNUM
- COUNCIL TAX BAND - C



Approx Gross Floor Area = 808 Sq. Feet
(inc. Garage) = 75.1 Sq. Metres

