



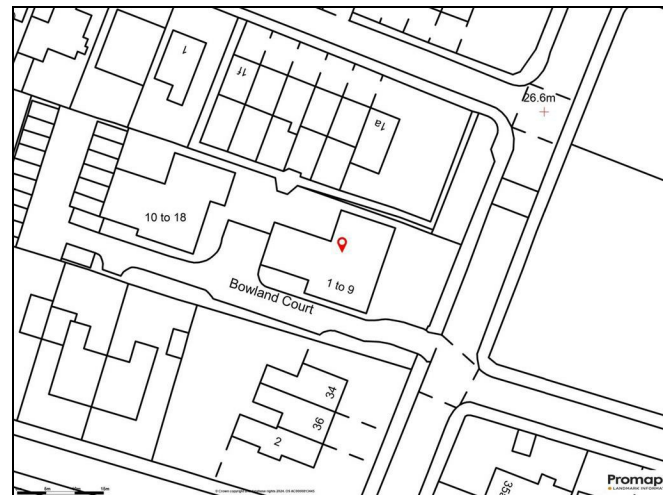
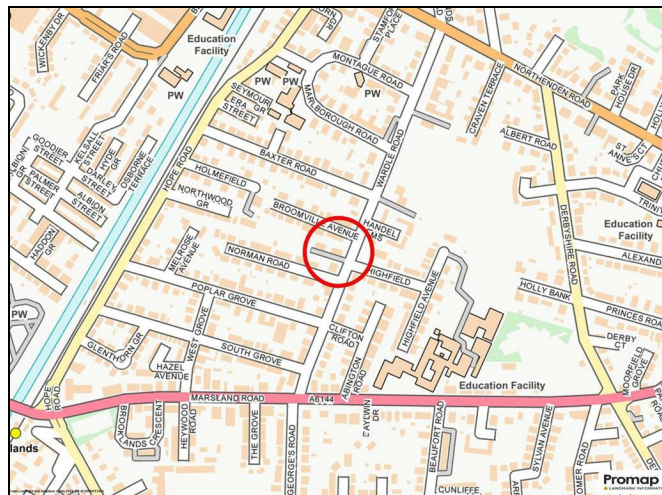
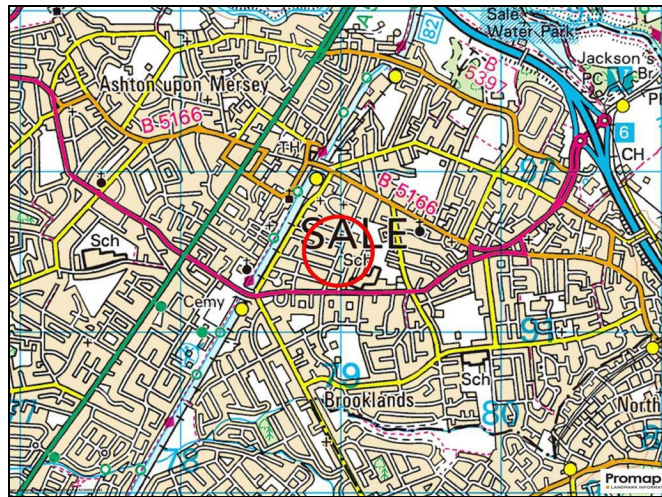
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INDEPENDENT ESTATE AGENTS

# location



# 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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	78	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 9 Bowland Court, 30 Wardle Road

Sale, M33 3DE



**A SUPERBLY PRESENTED AND TASTEFULLY UPGRADED TWO BEDROOMED SECOND/TOP FLOOR APARTMENT IDEALLY LOCATED ON THIS POPULAR 'LEAFY' ROAD IDEAL FOR THE TOWN CENTRE AND METROLINK.**

**Hall with storage. Large Living/Dining Room. Kitchen. Bathroom. Two Dbl Bedrooms both with wardrobes. Resident Parking.**

**CONTACT SALE 0161 973 6688**

**£195,000**

# in detail



A superbly presented and tastefully upgraded two bedroomed Second/Top Floor Apartment which offers excellent sized accommodation.

The property is ideally located on this popular 'leafy' road which is within a short distance of the Town Centre, Metrolink and several of the popular Schools including Sale Grammar.

Internally the property is well presented with neutral re decoration and modern Kitchen and Bathroom fittings.

In addition there is a Garage situated to the rear of the development

An internal viewing will reveal:

Communal entrance and Hallway with staircase to the second floor.

Entrance Hallway with two useful storage cupboards, one housing the recently replaced hot water tank. Doors then provide access to the lounge, kitchen, two bedrooms, bathroom.

Lounge/Dining Room, an excellent sized reception room having a large window to the front. Underfloor heating.

Kitchen, fitted with a range of base and eye level units with worktops over and inset one and a half bowl stainless steel sink unit. Built in stainless steel electric oven with four ring hob and extractor hood over. Space and plumbing suitable for a washing machine. Useful recess currently used for a freestanding fridge freezer. UPVC double glazed window to the front.

Bedroom 1, a well proportioned double bedroom having a window to the rear. Built in wardrobe cupboard.

Bedroom 2, another good sized bedroom having a window to the rear. Built in wardrobe cupboard.

Bathroom, fitted with a white suite and chrome fittings comprising of: pannelled bath with shower mixer attachment and fitted glass shower screen. Low level WC. Wash hand basin.

Outside, the development has unallocated resident parking and surrounded by well kept gardens.

Such a convenient location!.

- Leasehold - 999 years from 1 November 1974
- Council Tax Band B



Approx Gross Floor Area = 676 Sq. Feet  
= 62.8 Sq. Metres

