



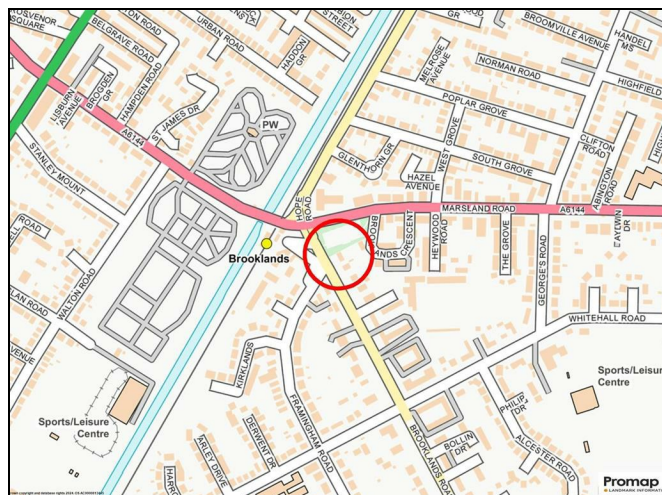
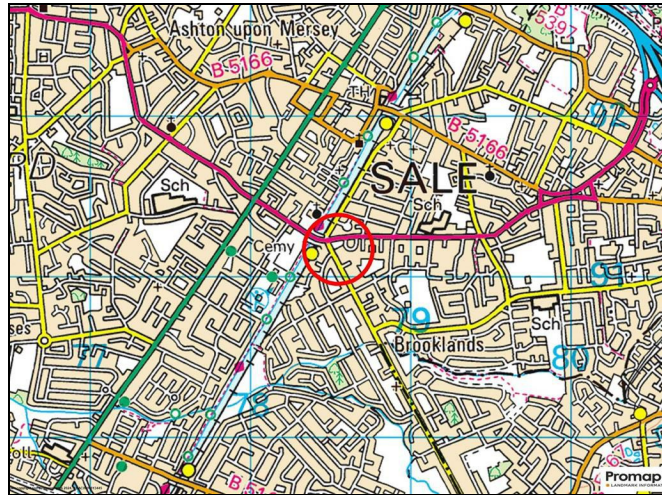
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INDEPENDENT ESTATE AGENTS

# 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
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	70	73

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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# Brooklands Road

Sale, M33 3QH



**\*\*NO CHAIN\*\* AN EXCELLENT SIZED TWO BEDROOMED GROUND FLOOR APARTMENT WITHIN THIS VERY POPULAR DEVELOPMENT. GARAGE. LOCAL SHOPS + METROLINK JUST OVER THE ROAD. MODERN KITCHEN AND BATHROOM.**

**Hallway with storage. Large Lounge. Kitchen. Two good-sized Bedrooms. Bathroom. Garage. Established Communal Gardens.**

**CONTACT SALE 0161 973 6688**

**£197,000**



# in detail



An excellent-sized, Two Bedroomed Ground Floor Apartment located within this very popular Development.

Ideal location, close to local shops and the Metrolink which are literally just over the road!

Internally, there are good-sized rooms throughout and modern kitchen and bathroom fittings.

In addition to the Accommodation, there is a Single Garage. The Development is then surrounded by established Communal Gardens.

An internal viewing will reveal:

**Entrance Hall.** A spacious Entrance into the property, having doors providing access to the Lounge, Kitchen, Two Bedrooms, Bathroom and useful Storage Cupboard. Polished tiled floor.

**Lounge.** A well-proportioned Reception Room, having a uPVC double glazed window to the front elevation plus an additional uPVC double glazed window to the side. Door to Bedroom 2 - currently used as an Office.

**Kitchen,** fitted with a range of base and eye- level units with worktops over and inset one and a half bowl sink unit with mixer tap. Built in oven with ceramic hob. Integrated fridge freezer. Space and plumbing suitable for a washing machine. UPVC double glazed window overlooking the rear. Wall mounted gas central heating boiler (brand new as of October 2024). Polished tiled flooring.

**Bedroom One.** An excellent-sized Double Bedroom, having a uPVC double glazed window to the front. Built-in wardrobes.

**Bedroom Two.** Another good-sized Bedroom, having a uPVC double glazed window to the rear plus an additional window to the side.

**Bathroom,** fitted with a suite comprising of: shaped panelled bath with shower over. WC. Wash hand basin. Opaque, uPVC double glazed window to the rear. Wall mounted heated chrome towel rail radiator.

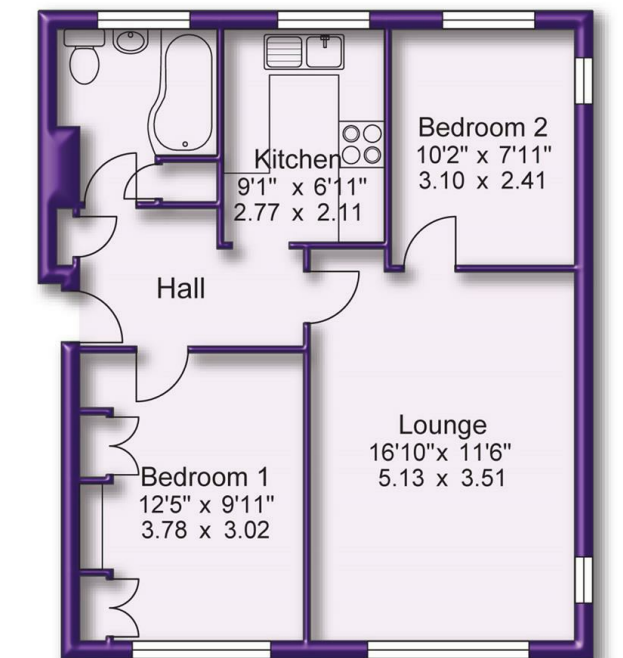
Externally, the Development enjoys excellent, well-maintained, Communal Garden Areas.

Within the Development, the Apartment has a Single Garage.

Such a convenient place to live! No Chain!



Approx Gross Floor Area = 580 Sq. Feet  
= 53.9 Sq. Metres



Ground Floor