



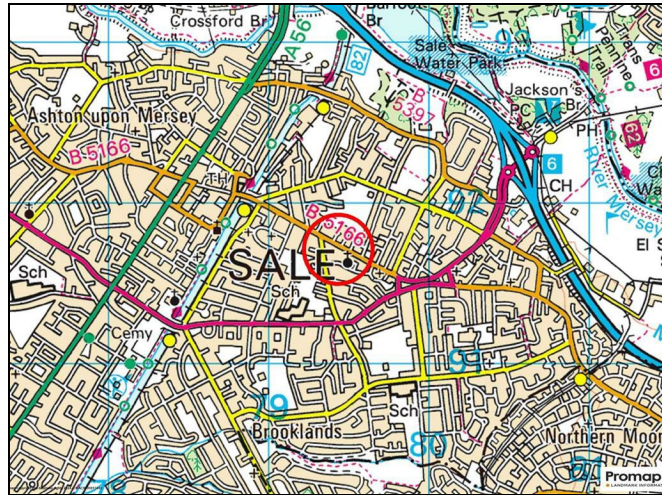
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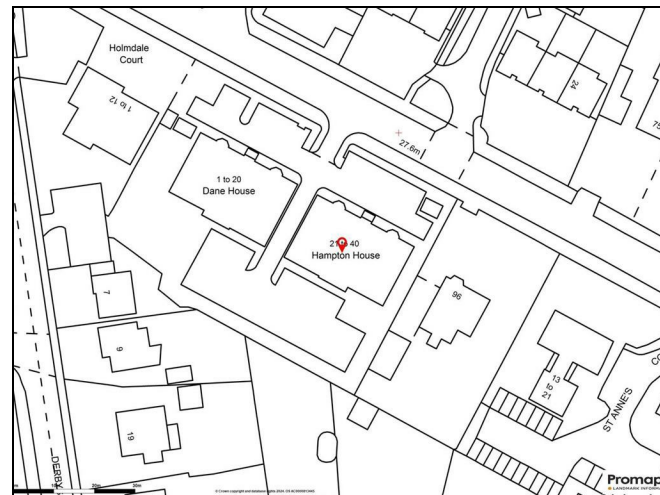
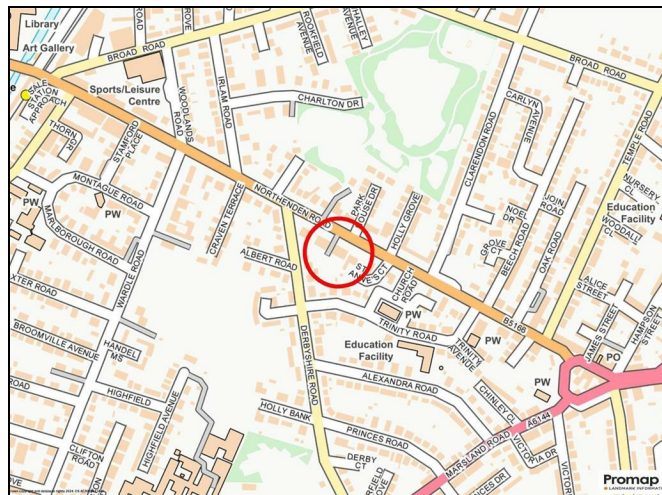


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue out of the one way system on School Road/B5166 and take a sharp left onto Sibson Road/B5166. Continue to follow the road round onto Springfield Road and at the traffic lights, turn right back onto School Road/B5166 and proceed along for 0.4 miles. Turn right and then turn left and the property will be found on the right hand side.



INDEPENDENT ESTATE AGENTS

Hampton House, Northenden Road

Sale, M33 3UR



A FABULOUS, LARGER THAN AVERAGE, TWO BEDROOMED SECOND FLOOR APARTMENT. COMPREHENSIVELY UPGRADED WITH CONTEMPORARY DESIGN KITCHEN AND BATHROOM FITTINGS. LIFT TO ALL FLOORS. IDEAL FOR TOWN CENTRE/METROLINK. 824 SQFT.

Hall with plenty of storage cupboards. Large Lounge. 15' Breakfast Kitchen. Two double Bedrooms. Two Bath/ Shower - One En Suite. Resident Parking.

CONTACT SALE 0161 973 6688

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		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	
		82	83				

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.

£290,000

in detail



A Fabulous, larger than average, Two Double Bedroomed, Second Floor Apartment, located within this impressive modern development with Lift to all floors.

Internally, the property offers excellent sized rooms throughout and has been much improved by the current vendors to include replacement Contemporary design Kitchen and Bathrooms along with a replacement gas central heating boiler.

The location is perfect, being a short distance to the Metrolink, Town Centre and all its facilities.

In addition to the Accommodation, there is Resident and Visitor Parking and well-kept Communal Garden Areas.

An internal viewing will reveal:

Communal Entrance with entry phone system. Lift and stairs to all floors.

Entrance Hall. Opening into the inner hallway, doors open to two useful storage cupboards. Doors then open to the Lounge, Two Bedrooms, Bathroom and Breakfast Kitchen.

Lounge. A well proportioned Reception Room having two uPVC double glazed windows to the rear elevation plus an additional uPVC double glazed window to the side.

Breakfast Kitchen. A good sized kitchen with plenty of space for a table. The kitchen has been re fitted with an extensive range of gloss finish handleless base and eye level units with worktops over and inset one and a half bowl sink with mixer tap. Built in stainless steel fronted electric oven with four ring gas hob. Integrated fridge freezer and washing machine. UPVC double glazed window to the side elevation. Inset spotlights. Wall mounted gas central heating boiler concealed within one of the units.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed windows to the rear elevation. Built in wardrobes. Door through to the En-Suite Shower Room.

Shower Room. Re fitted with a suite comprising of enclosed shower cubicle with thermostatic shower. Wall hung twin drawer vanity sink unit. Enclosed cistern WC. Wall mounted heated polished chrome towel rail radiator. Tiled floor. Part tiled walls.

Bedroom Two. Another good sized bedroom, having a uPVC double glazed windows to the rear elevation. Modern built in wardrobes with sliding doors to one wall with useful desk area.

Bathroom. Re fitted with a suite comprising of panelled bath with thermostatic shower over and fitted glass shower screen. Wall hung twin drawer vanity sink unit.



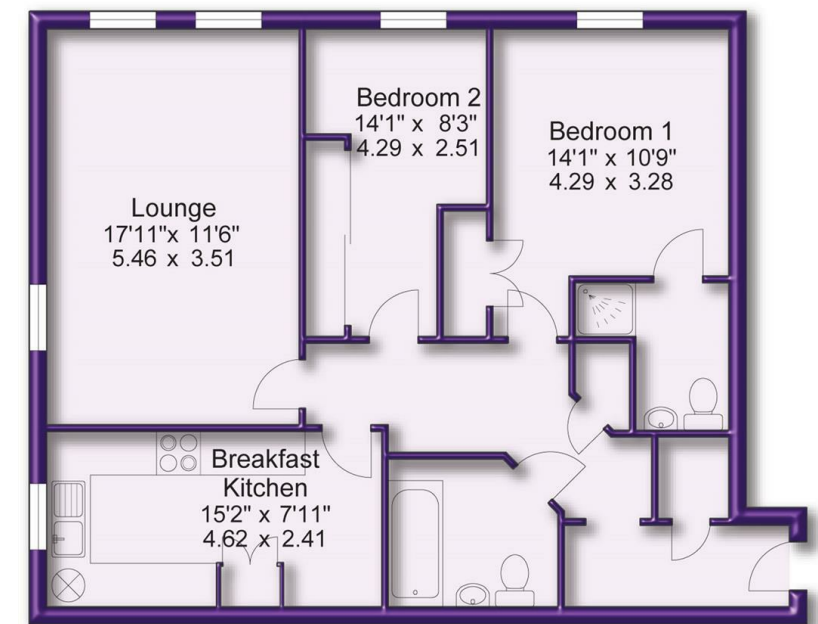
Enclosed cistern WC. Wall mounted heated polished chrome towel rail radiator. Tiled floor. Part tiled walls.

The development is surrounded by well kept Communal Gardens and there is resident and visitor parking.

Always popular apartments!

LEASEHOLD PROPERTY - 999 YEAR LEASE FROM 5 APRIL 2002 - 977 YEARS REMAIN - END OF LEASE - 5 APRIL 3001
COUNCIL TAX BAND - D

Approx Gross Floor Area = 824.1 Sq. Feet
= 76.6 Sq. Metres



Second Floor