



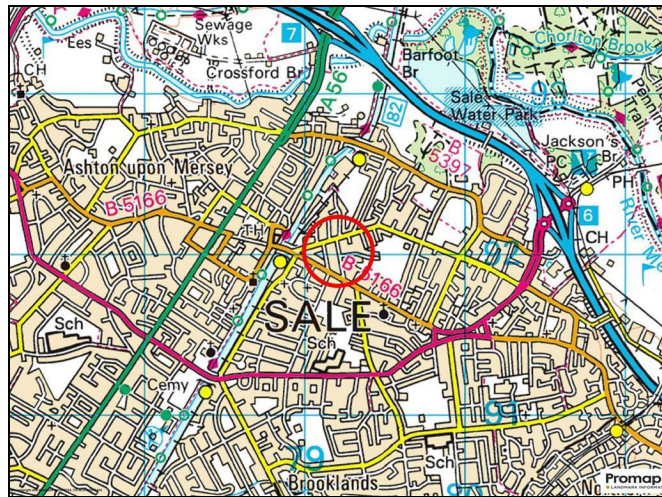
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INDEPENDENT ESTATE AGENTS

# 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	
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		England & Wales	
			75		
			52		

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 2, 19 Irlam Road Sale, M33 2BH



**\*\*NO CHAIN\*\* AN IMPRESSIVE, COMPREHENSIVELY UPGRADED AND IMPROVED, TWO BEDROOMED FIRST FLOOR APARTMENT WITHIN THIS LOVELY PERIOD PROPERTY. ONLY THREE APARTMENTS IN THE PROPERTY. PERFECT FOR TOWN CENTRE AND METROLINK.**

**Spacious Hallway. Large 20' Lounge/ Dining Room. Breakfast Kitchen. Two Bedrooms. Bathroom. Resident Parking. NO CHAIN!**

**CONTACT SALE 0161 973 6688**

**Offers Over £250,000**

# in detail



An impressive, comprehensively upgraded and improved, Two Bedroomed, First Floor Apartment located within this attractive Period Property with only two other apartments.

Internally, the property has been refurbished throughout which includes neutral recent redecoration, replacement kitchen and bathroom fittings and stripped wooden floors.

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

In addition to the Accommodation, there is Resident Parking to the front and a communal garden to the rear.

An internal viewing will reveal:

Communal Entrance with staircase rising to the first floor.

Entrance Hallway. Having doors opening to the Lounge, Two Bedrooms, Breakfast Kitchen and Bathroom. A further door opens to a useful storage cupboard.

Lounge. A fabulous, large Living and Dining Room having two, large uPVC double glazed windows to the front elevation. Stripped wooden floors.

Bedroom One. A superb, large Double Bedroom having a uPVC double glazed window to the side elevation. Stripped wooden floors.

Bedroom Two. Having a uPVC double glazed window to the rear elevation providing views over the Communal Gardens. Stripped wooden floors.

Breakfast Kitchen, a good sized room with space for a table. The kitchen is fitted with a range of modern base and eye level units with worktops over with inset stainless steel sink unit and mixer tap. Ample space for a range of freestanding appliances. UPVC double glazed window to the rear, Wall mounted gas central heating boiler.

The Bathroom is fitted with a modern white suite with chrome fittings comprising of: panelled bath with thermostatic shower over and fitted glass screen. Vanity sink unit. WC. Opaque uPVC double glazed window to the rear.

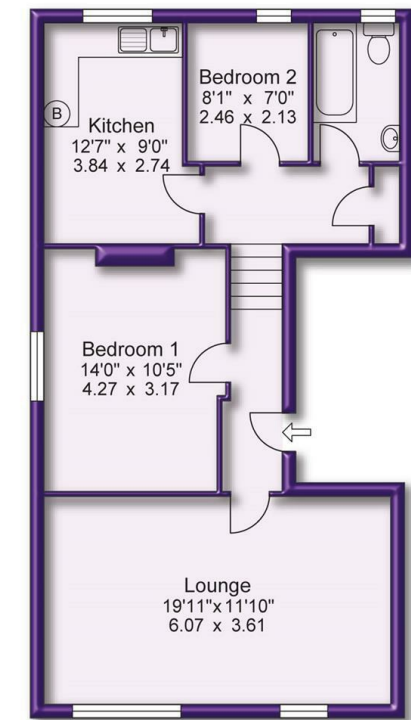
Outside, the property is surrounded by well-kept Communal Garden Areas and has Resident Parking.

A superbly-proportioned Apartment offered For Sale with No Chain!

Leasehold 999 years from 2017, 992 left. Ends 3016  
Council Tax Band - Trafford B



Approx Gross Floor Area = 700 Sq. Feet  
= 65.1 Sq. Metres



First Floor