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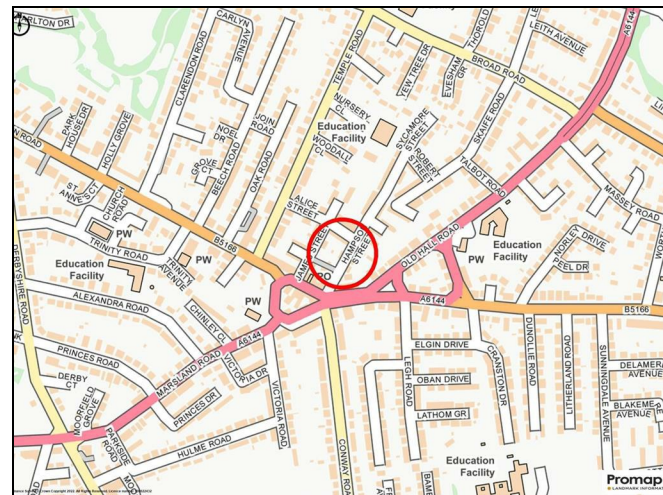


INDEPENDENT ESTATE AGENTS

location



From our Sale Office, continue out of the one way system on School Road and take a sharp left onto Sibson Road. Continue to follow the road round onto Springfield Road and at the traffic lights turn right onto Northenden Road. Proceed down Northenden Road for some time and then turn left onto Hampson Street and the property will be found on the right hand side.



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	
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	76	England & Wales	

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

25 Hampson Street Sale, Cheshire, M33 3HJ



A SUPERB OPPORTUNITY TO PURCHASE THIS IDEAL BUY TO LET INVESTMENT PROPERTY WHICH CONSISTS OF TWO ONE BEDROOMED APARTMENTS EACH WITH THEIR OWN FRONT DOOR. WAS GENERATING £17,280 PER YEAR. DRIVEWAY AND LARGE DETACHED GARAGE TO THE REAR. IDEAL LOCATION WITHIN SALE MOOR VILLAGE. AMPLE PARKING TO THE REAR. THE PROPERTY HAS THE POTENTIAL TO BE CONVERTED INTO A BEAUTIFUL FAMILY HOME.

CONTACT SALE 0161 973 6688

£265,000

in detail



A superb opportunity to purchase this ideal buy to let investment property which consists of Two One Bedroomed Apartments.

This property has been generating £17,280 per year.

Flat 1 was achieving £620 per month
 Flat 2 was achieving £750 per month
 Garage was receiving £70 per month

Total income was £1440 per month

In addition to the Apartments, there is a large Driveway and Detached Garage to the rear.

The property has the potential to be converted into a beautiful family home.

Off street parking for a number of cars.

The location is ideal, being within the heart of Sale Moor Village.

Flat 1 - First Floor - front door Entrance.

Landing. Double Bedroom. Dining Kitchen. Bathroom.

Flat 2 - Ground Floor - access to the rear.

Double Bedroom. Lounge. Kitchen. Bathroom.

An interesting opportunity!



Approx Gross Floor Area = 1014 Sq. Feet
 = 94.2 Sq. Metres

