



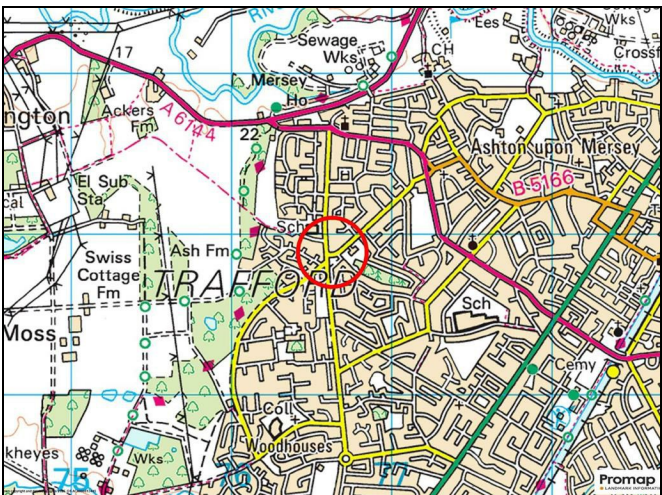
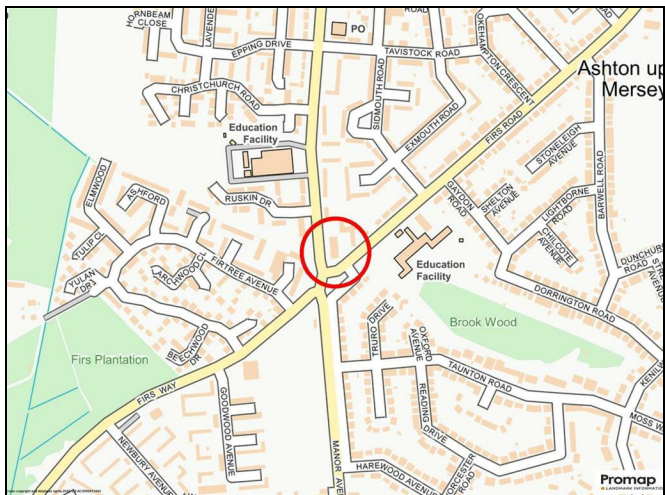
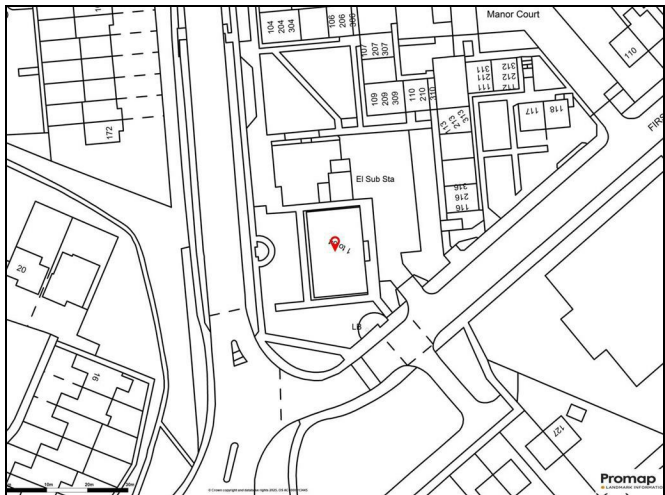
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INDEPENDENT ESTATE AGENTS

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 the 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

32 Manor Court Manor Avenue

Sale, M33 5JU



****NO CHAIN** A SUPERBLY PROPORTIONED THIRD FLOOR APARTMENT LOCATED WITHIN THIS POPULAR LOCATION WHICH IS IDEAL FOR ASHTON ON MERSEY VILLAGE. LIFT TO ALL FLOORS. MODERN KITCHEN AND BATHROOM FITTINGS. RESIDENT PARKING.**

Hall with storage cupboards. Large Lounge/Dining room. Kitchen. Double Bedroom. Bathroom. NO CHAIN!

CONTACT SALE 0161 973 6688

£120,000

in detail



A superbly proportioned One Bedroomed Third Floor Apartment, with lift, located within this within this popular Development.

The location is ideal being within an easy reach of the Town Centre and Ashton on Mersey Village.

There are well-kept established Gardens surrounding the block and there is Resident Parking within the Development.

An internal viewing will reveal

Communal entrance Hall with entry phone access and lift to all floors.

Entrance Hall. Having doors providing access to the Lounge, Bedroom, Bathroom and two useful storage cupboards.

Lounge. An excellent sized combined living and dining room having a wide uPVC double glazed window to the front elevation. Fireplace feature to one wall. Door through to the Kitchen.

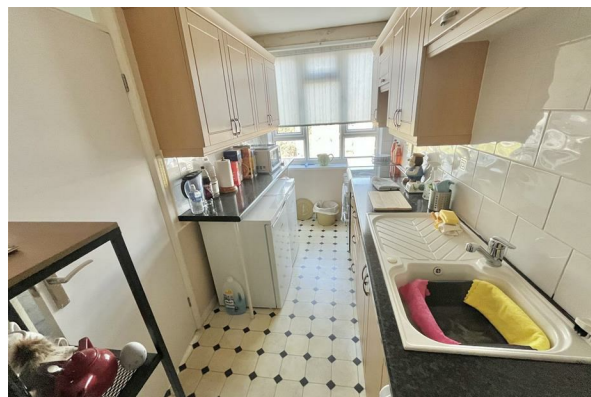
Kitchen. A good sized Kitchen fitted with a range of modern base and eye level units with worktops over and inset sink unit with mixer tap. Ample range for a whole range of free standing appliances. uPVC double glazed window to the side elevation. Door opens to cupboard housing the hot water tank.

Bedroom One. A well proportioned bedroom having a uPVC double glazed window to the rear elevation. Built in wardrobes to one wall.

Bathroom. Refitted with a modern contemporary white suite with chrome fittings com-prising of panelled bath with electric shower over and fitted glass shower screen. WC. Wash hand basin. Tiled walls.

Outside the property is surrounded by a well kept communal Garden area and there is Resident Parking.

NO CHAIN!



Approx Gross Floor Area = 569 Sq. Feet
= 52.9 Sq. Metres

