



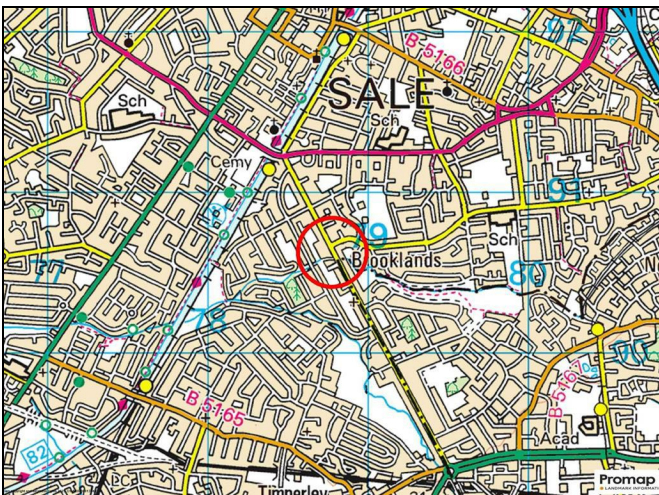
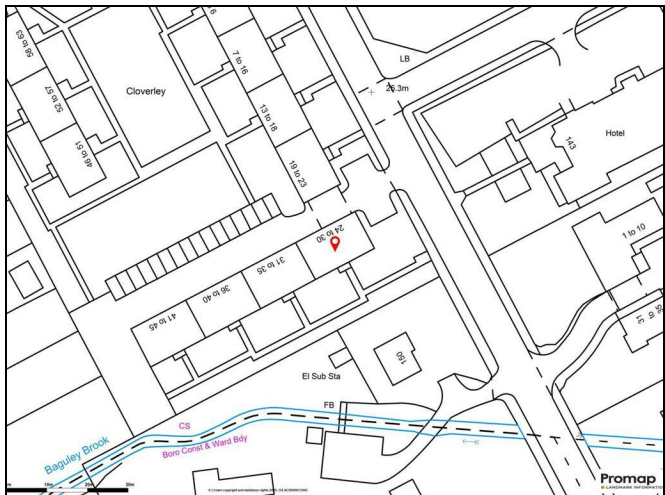
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INDEPENDENT ESTATE AGENTS

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 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

Flat 30 Cloverley Brooklands Road

Sale, M33 3QF



A SUPERBLY PROPORTIONED TWO BEDROOMED SECOND/TOP FLOOR APARTMENT WITH GARAGE SET WITHIN THIS POPULAR DEVELOPMENT CLOSE TO THE METROLINK AT BROOKLANDS. LOVELY COMMUNAL GARDENS.

Hall with storage. Lounge. Kitchen. Two good sized Bedrooms. Bathroom. Resident parking. Garage.

CONTACT SALE 0161 973 6688

£195,000

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in detail



A superbly proportioned Two Bedroomed Second/Top Floor Apartment located within this ever popular Development.

The location is ideal being within an easy reach of the Shops and Metrolink at Brooklands.

In addition to the Accommodation the property comes with a Garage and the Development is surrounded by large, well-kept Communal Gardens.

Internally the property has neutral re-decoration and modern Kitchen and Bathroom fittings.

An internal viewing will reveal:

Entrance Hall, having doors providing access to the Lounge, Two Bedrooms, Bathroom, large walk-in store cupboard and meter cupboard. Double doors then open to a useful cloaks cupboard.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed window to the side elevation overlooking part of the Communal Gardens. Door through to the Kitchen.

The Kitchen is fitted with a range of modern base and eye-level units with worktops over and inset, stainless steel sink unit with mixer tap. Built-in, stainless steel fronted electric oven with four ring ceramic hob and stainless steel extractor hood over with stainless steel splashback. Integrated dishwasher. Ample space for a tall fridge freezer unit. Space and plumbing suitable for a washing machine. Tiled floor. 'Worcester' gas central heating boiler. uPVC double glazed window to the side elevation providing views over part of the Communal Gardens.

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

Bedroom Two. Another good-sized Bedroom, having a uPVC double glazed window to the front elevation.

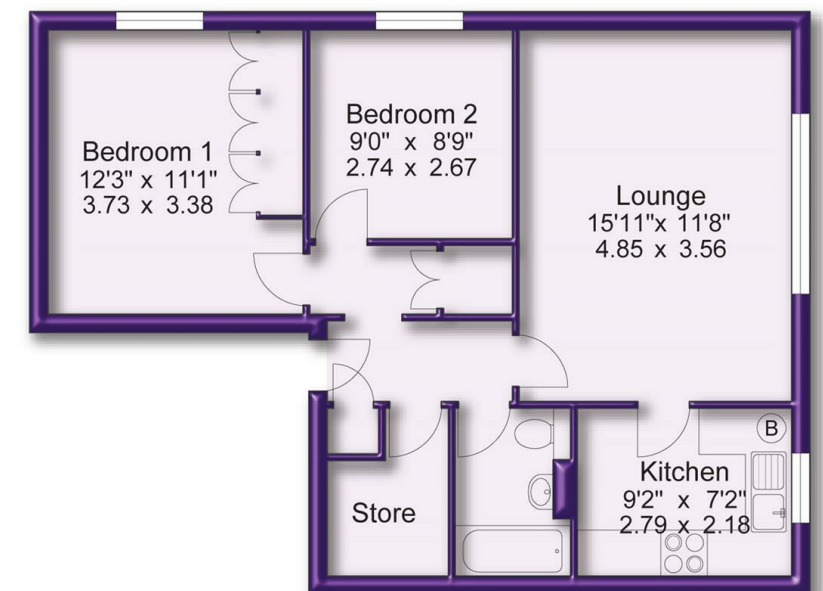
The Bathroom is fitted with a modern white suite with chrome fittings and comprises of panelled bath with electric shower over, wash hand basin and WC. Tiled walls. Inset spotlights to the ceiling.

Outside the development is surrounded by large well kept communal gardens, The property comes with a Single Garage.

Always a popular place to live!



Approx Gross Floor Area = 617 Sq. Feet
= 57.3 Sq. Metres



Second Floor