



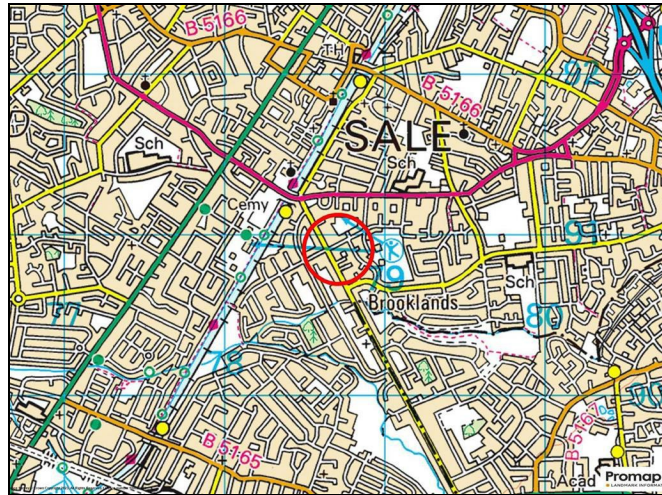
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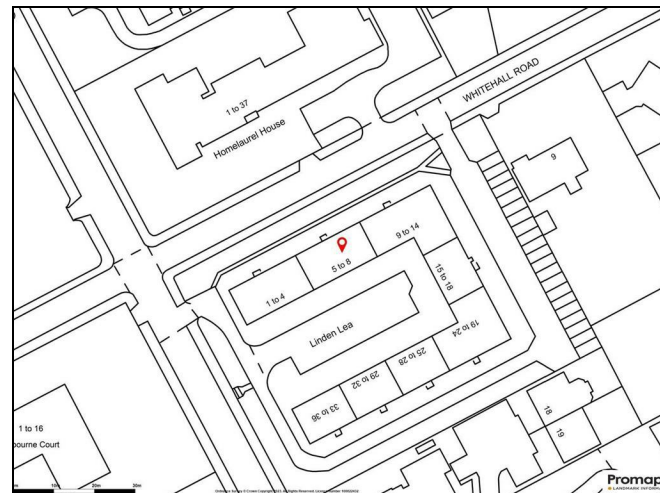
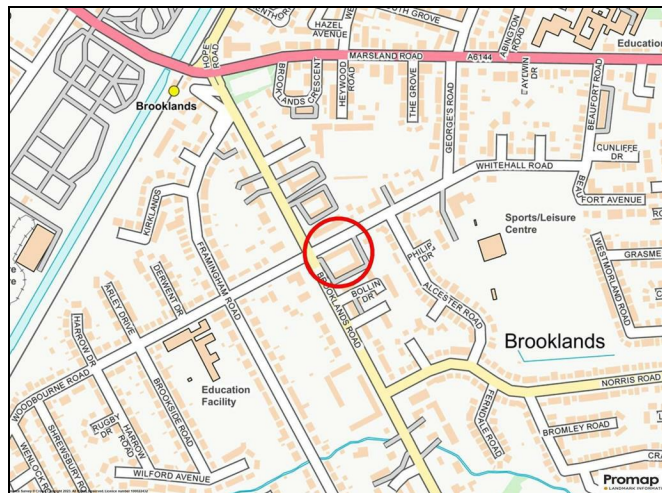


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, head east on School Road/B5166 towards Hayfield Street. Turn right onto Sibson Rd/B5166 then left onto Washway Road. Turn left onto Marsland Rd/A6144 then right onto Brooklands Road. Turn left onto Whitehall Road, the property will be on the right.



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.



INDEPENDENT ESTATE AGENTS

28 Linden Lea Brooklands Road Sale, Cheshire, M33 3GL



A STYLISH, MUCH UPGRADED AND IMPROVED, ONE BEDROOMED FIRST FLOOR APARTMENT LOCATED WITHIN THIS POPULAR SMALL DEVELOPMENT. IDEAL FOR METROLINK. CONTEMPORARY KITCHEN AND BATHROOM FITTINGS. REPLACEMENT GAS CENTRAL HEATING BOILER.

Hall with storage cupboards. Lounge. Re fitted Kitchen. Double Bedroom. Bathroom. Established Communal Gardens. Resident parking.

CONTACT SALE 0161 973 6688

£170,000

www.watersons.net

www.watersons.net

in detail



A stylish, much upgraded and improved, One Bedroomed First floor apartment within this popular development.

The property has undergone extensive refurbishment including re fitted Contemporary design kitchen and bathroom fittings, replacement gas central heating boiler, replastering and neutral re decoration throughout.

The location is really convenient being just sown the road from the shops and Metrolink at Brooklands as well as an easy reach of Sale Town Centre.

Linden Lea is surrounded by well-kept Communal Gardens and has Residents Parking.

An internal viewing will reveal:

First Floor Communal landing with access to a useful storage room.

Entrance Hall having useful storage cupboards. Doors then open to the lounge, Bedroom and Bathroom.

Lounge. A well proportioned Reception Room having a uPVC double glazed window to the front elevation. Door through to the Kitchen.

Kitchen, re fitted with a range of gloss finish base and eye level units with chrome t-bar handles and worktops over with inset stainless steel sink unit with mixer tap. Built in stainless steel fronted electric oven with four ring gas hob and extractor hood over. Integrated fridge. Space and plumbing suitable for a washing machine. Wall mounted gas central heating boiler contained within the wall mounted cupboards. Double glazed uPVC window to the front elevation.

Bedroom. A good sized Double room having a uPVC double glazed window to the rear elevation providing views over the Communal Gardens.

The Bathroom is fitted with a Contemporary design white suite and chrome fittings, providing a panelled bath with shower over and fitted shower screen, low level WC and vanity sink unit. Tiled walls. Tiled floor. Opaque uPVC window to the rear elevation.

The development is surrounded by well kept established communal



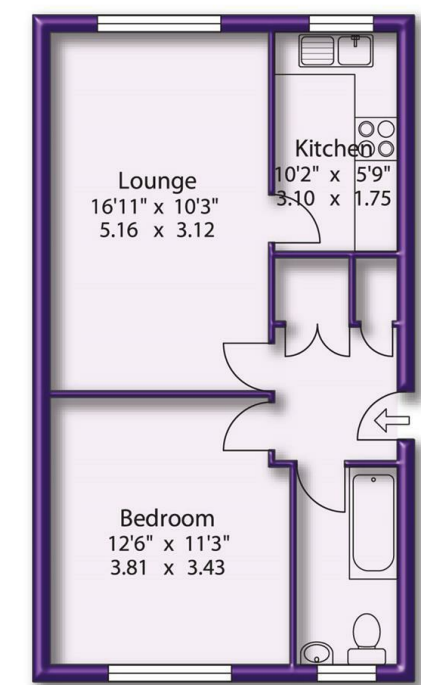
garden area and there are resident parking bays.

Ready to move into!

LEASEHOLD PROPERTY
132 YEAR LEASE WITH 95 YEARS REMAINING - FROM 1988 TO 2120
ANNUAL GROUND RENT - £25.00
COUNCIL TAX BAND - B



Approx Gross Floor Area = 480 Sq. Feet
= 44.6 Sq. Metres



First Floor