



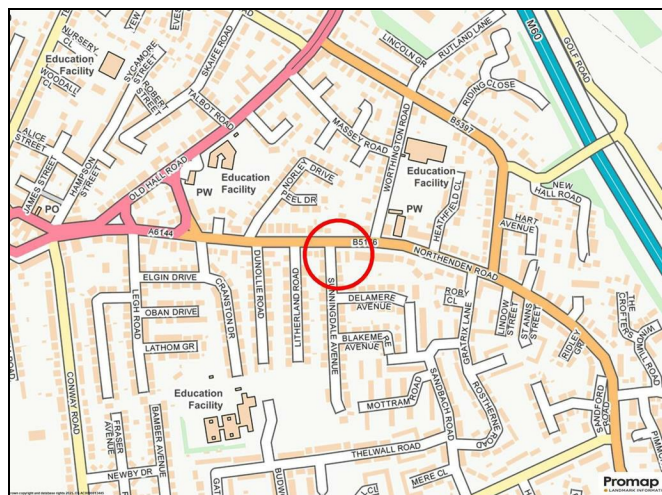
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INDEPENDENT ESTATE AGENTS

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		74	74
(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.



INDEPENDENT ESTATE AGENTS

1 Sunningdale Court, 326 Northenden Road Sale, Cheshire, M33 2PW



NO CHAIN

A SUPERBLY PROPORTIONED, COMPREHENSIVELY UPGRADED AND IMPROVED, TWO DOUBLE BEDROOMED FIRST FLOOR APARTMENT LOCATED WITHIN THIS POPULAR NEIGHBOURHOOD CLOSE TO SALE MOOR VILLAGE, SCHOOLS AND METROLINK. GARAGE INCLUDED. OWN FRONT DOOR ENTRANCE.

Private Entrance. Spacious Living Dining Room. Modern Kitchen with appliances. Two Bedrooms with fitted wardrobes. Garage Included. Council Tax Band B.

CONTACT SALE 0161 973 6688

£240,000



NO CHAIN

An impressive, comprehensively refurbished, Two Bedroomed First Floor Apartment with its own private Ground Floor Entrance and beautiful and peaceful Gardens.

The location is ideal, being a short distance to Sale Moor Village, therefore walking distance to all the shops and facilities as well as being close to the Metrolink Stations at Sale, Brooklands, Northern Moor and Sale Waterpark and all the fabulous local school just on the doorstep.

Internally, the Apartment has been transformed and upgraded with contemporary Kitchen and Bathroom fittings and neutral decoration.

In addition, there is a Single Garage.

An internal viewing will reveal:

Private Ground Floor Entrance door with staircase rising to the First Floor Landing.

First Floor Landing, having doors providing access to the Lounge, Two Bedrooms and Bathroom.

Lounge. A superb, large Reception Room, having a uPVC double glazed window. Door to the Kitchen.

The Kitchen is re-fitted with an extensive range of contemporary, base and eye-level units with worktops over with inset stainless steel sink unit with mixer tap. Built-in, stainless steel electric oven with four ring gas hob and extractor hood over. Space and plumbing suitable for a washing machine. Ample space for a tall fridge freezer. uPVC double glazed window to the side elevation. Wall-mounted, gas central heating boiler concealed within one of the cupboards.



Bedroom One. A good-sized Double Bedroom, having a uPVC double glazed window.

Bedroom Two. Another good double Bedroom having a uPVC double glazed window.

The Bathroom is fitted with a suite comprising of shaped panelled bath with thermostatic shower over and vanity sink unit. Wall-mounted, heated, towel rail radiator. Opaque, uPVC double glazed window.

Separate WC.

Outside, the property is surrounded by well-kept Garden Areas and a Single Garage.

A convenient location!



Approx Gross Floor Area = 754 Sq. Feet
= 70.1 Sq. Metres

