



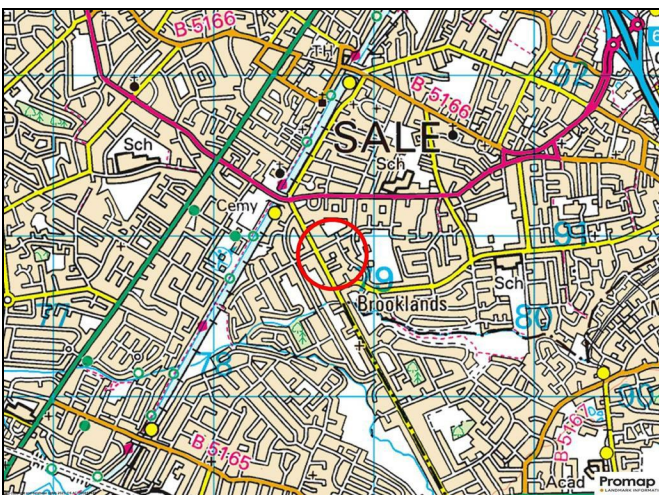
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INDEPENDENT ESTATE AGENTS

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

21 Linden Lea, Brooklands Road Sale, M33 3GL



****NO CHAIN** A WELL PROPORTIONED ONE BEDROOMED GROUND FLOOR APARTMENT LOCATED WITHIN THIS POPULAR SMALL DEVELOPMENT. IDEAL FOR METROLINK. RECENT FULL RE DECORATION AND NEW CARPETS.**

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

CONTACT SALE 0161 973 6688

£165,000

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in detail



A well-proportioned, One Bedroomed Ground Floor Apartment within this popular development.

The property has recently undergone full redecoration and recarpeting as well as having modern Kitchen and Bathroom fittings.

The location is convenient, being just down 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 Resident Parking.

An internal viewing will reveal:

Entrance Hall, having useful, built-in storage cupboards. Doors then provide access to the Lounge, Bedroom and Bathroom.

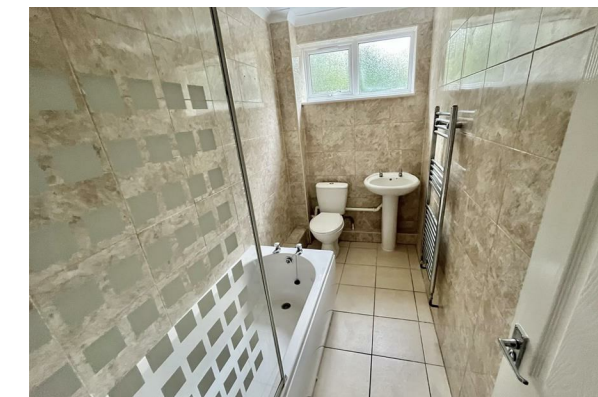
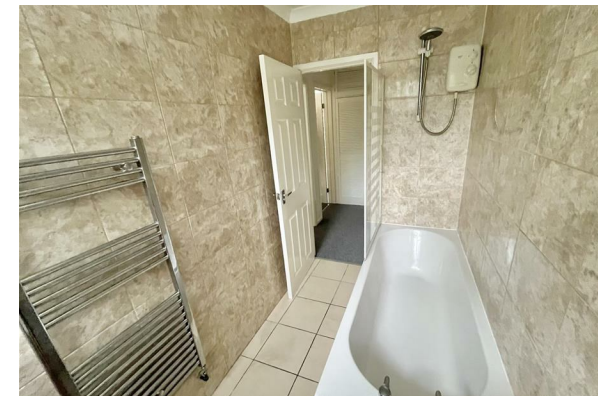
Lounge. A well-proportioned Reception Room, having a uPVC double glazed window to the front elevation. Door through to the Kitchen.

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 oven with four ring gas hob and extractor fan over. Integrated fridge freezer. Space and plumbing suitable for a washing machine. Wall-mounted, Vaillant gas central heating boiler. uPVC double glazed window to the front elevation. Tiled floor.

Bedroom. A good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation overlooking the Communal Gardens. Coved ceiling.

The Bathroom is fitted with a suite comprising of panelled bath with electric shower over, wash hand basin and WC. Wall-mounted, heated, polished chrome, towel rail radiator. Tiled floor. Tiled walls. Opaque, uPVC double glazed window to the side elevation.

Such a convenient location! NO CHAIN!



Approx Gross Floor Area = 483 Sq. Feet
= 44.77 Sq. Metres

