



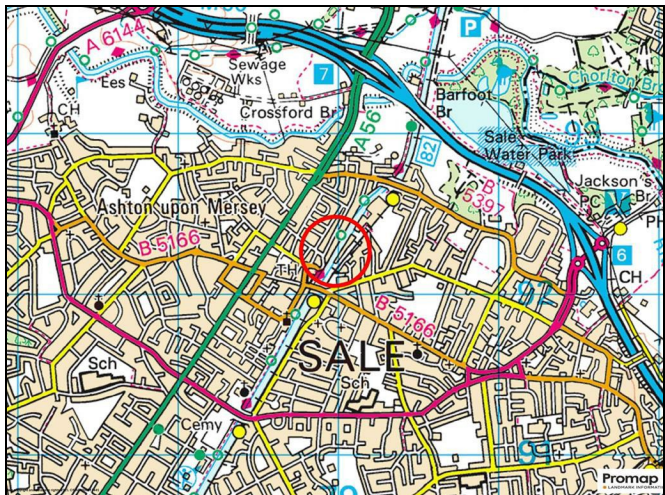
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INDEPENDENT ESTATE AGENTS

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.



INDEPENDENT ESTATE AGENTS

110 Waterside 2 Bridgewater Street Sale, M33 7HB



****NO CHAIN** AN IMPRESSIVE TWO DBL BEDROOMED FIRST FLOOR MODERN APARTMENT WITHIN THE POPULAR WATERSIDE DEVELOPMENT. GATED DEVELOPMENT ADJACENT TO THE BRIDGEWATER CANAL AND WITHIN THE HEART OF THE TOWN CENTRE.**

Hall. Lounge/ Dining Room. Kitchen. Two Double Bedrooms. Two Bath/ Shower - One En Suite. Resident Parking. Energy Rating: C - COUNCIL TAX BAND - D

CONTACT SALE 0161 973 6688

£255,000

in detail



An impressive, Two Double Bedroomed, First Floor modern Apartment located within the popular 'Waterside' development.

This gated Development is ideally positioned adjacent to the Bridgewater Canal within the heart of the Town Centre making it perfect for the Metrolink and Shops.

Internally there is neutral re-decoration and modern Kitchen and Bathroom fittings.

In addition to the Accommodation there is a gated Resident Carpark and well-kept Communal Areas.

An internal viewing will reveal:

Entrance Hallway having doors providing access to the Lounge/ Dining Room, Two Bedrooms and Bathroom.

Lounger/Dining Room. A well proportioned reception room having a uPVC double glazed window Opening into the Kitchen.

Kitchen. Fitted with a range of contemporary base and eye-level units with chrome handles and worktops over with inset one-and-a-half bowl sink unit with mixer tap. Built-in, stainless steel fronted electric oven. Four ring gas hob and extractor hood over. Integrated, stainless steel fronted microwave. Integrated fridge freezer and dishwasher. Wall mounted gas central heating boiler concealed within one of the cupboards. UPVC double glazed window to the rear. Door opens to a large storage cupboard.

Bedroom One. An excellent-sized Double Bedroom having a uPVC double glazed window. Door through to the En Suite Shower Room

En Suite Shower Room. Fitted with a contemporary white suite with chrome fittings comprising of: enclosed, double-width shower cubicle, wash hand basin, WC.

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

The Bathroom is fitted with a contemporary white suite with chrome fittings comprising of: shaped panelled bath with shower over and fitted glass shower screen, pedestal wash hand basin, low-level WC. Part-tiled walls. Opaque uPVC double glazed window to the side.

Outside, the Development is surrounded by well-kept Communal Garden Areas and is approached via electronically operated wrought iron gates onto the Residents Carpark where there is Allocated Parking.

Such a convenient place to live!



Approx Gross Floor Area = 731 Sq. Feet
= 68.0 Sq. Metres

