



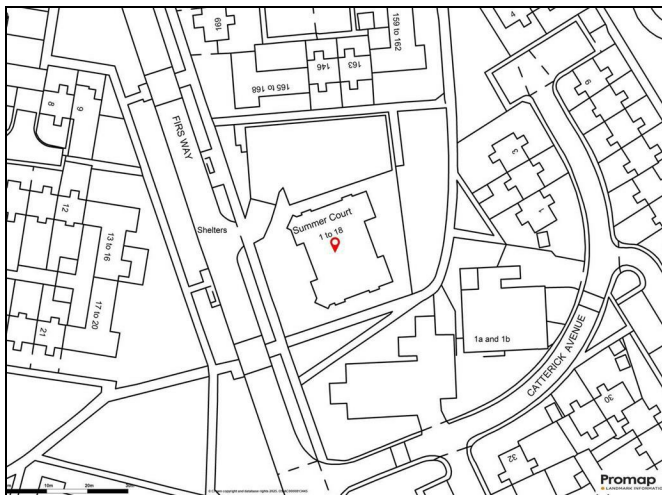
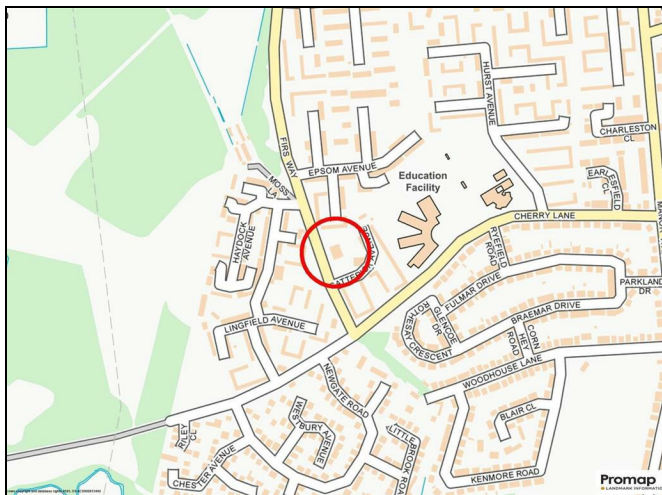
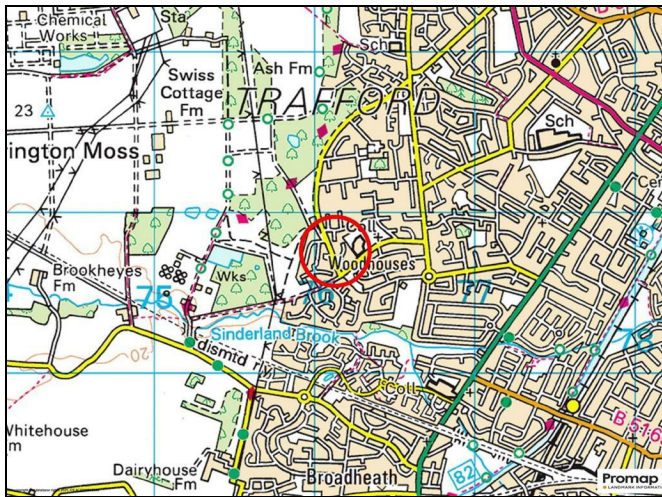
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INDEPENDENT ESTATE AGENTS

# 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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WATERSONS

INDEPENDENT ESTATE AGENTS

# 101 Firsway Sale, M33 4SU



\*\*\*NO CHAIN\*\*\* A GREAT OPPORTUNITY FOR A FIRST TIME BUYER / LANDLORD. TWO BEDROOMED SECOND/TOP FLOOR APARTMENT LOCATED WITHIN THIS POPULAR DEVELOPMENT. GATED CARPARK. EASY REACH OF ASHTON-ON-MERSEY VILLAGE AND SALE TOWN CENTRE. GREAT STARTER HOME OPPORTUNITY – BUS ROUTE OUTSIDE THE DEVELOPMENT

Hall. Open Plan Living Dining Kitchen. Two Bedrooms. Bathroom. Residents Parking.

CONTACT SALE 0161 973 6688

£145,000

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# in detail



A superb, modern Two Bedroomed Second/Top Floor Apartment which offers excellent value for the space on offer.

The property is located within an easy reach of Sale and close to public transport and Local Shops.

There is a gated carpark and secure pedestrian gate as well as well kept communal gardens.

An internal viewing will reveal:

Entrance Hall. Having a panelled front door. Doors then provide access to the Lounge, Two Bedrooms, Bathroom and useful airing cupboard which houses the high pressurised hot water tank.

Lounge. A well proportioned reception room having a uPVC double glazed window to the rear elevation. Coved ceiling. Open plan to the Kitchen.

Kitchen. Fitted with a range of base and eye level units with worktops over and inset stainless sink unit with mixer tap. Built in stainless steel oven with four ring ceramic hob and extractor hood over. Space and plumbing suitable for a washing machine. uPVC double glazed window to the rear elevation.

Bedroom One. An excellent sized double room having a uPVC double glazed window to the front elevation.

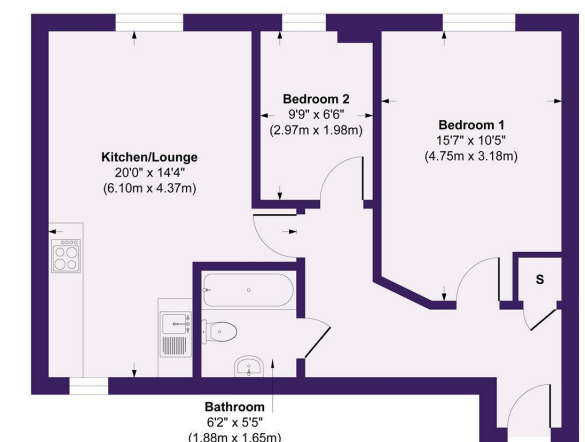
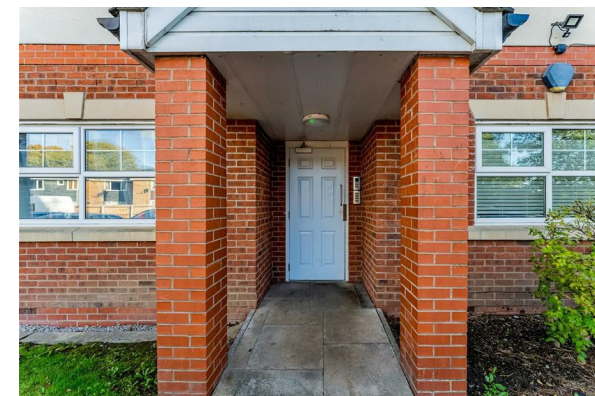
Bedroom Two. Another excellent sized double room having a uPVC double glazed window.



Bathroom. Fitted with a white suite with chrome fittings comprising of panelled bath with thermostatic shower over. WC. Vanity sink unit. Part tiled walls. Built in storage cupboards.

Outside the development is approached via electric wrought iron gates opening to the Residents Car Park and Communal Gardens.

NO CHAIN!



**Floor Plan**  
Approx. Gross Internal Area 604 sq. ft / 56.11 sq. meters  
Whilst every attempt has been made to ensure the accuracy of the location shown, all measurements, positioning, fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, mis-statement or use of data show.