



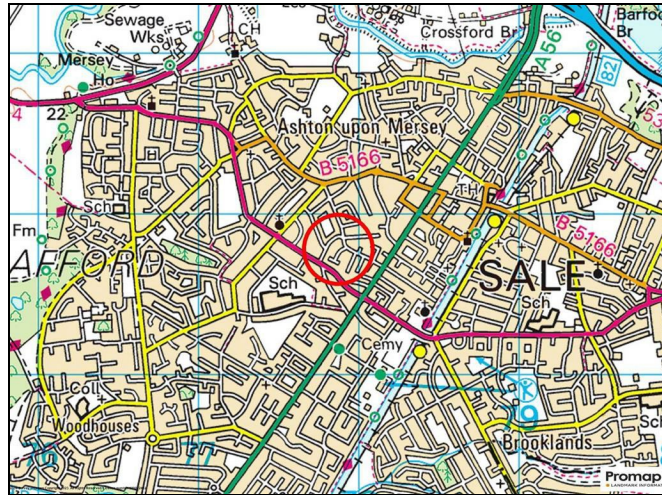
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INDEPENDENT ESTATE AGENTS

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

Beech Court Beech Grove

Sale, M33 6RF



****NO CHAIN** A WELL PROPORTIONED TWO DOUBLE BEDROOMED FIRST FLOOR APARTMENT LOCATED WITHIN THIS POPULAR DEVELOPMENT. IDEAL LOCATION JUST OFF BARKERS LANE CLOSE TO TOWN CENTRE AND METROLINK. LARGE 28' GARAGE. NO GROUND RENT + LONG LEASE.**

Hall with deep storage cupboard. Large Lounge. Kitchen. Two Double Bedrooms. Bathroom. Established Communal Gardens. Resident parking. Larger than average Garage.

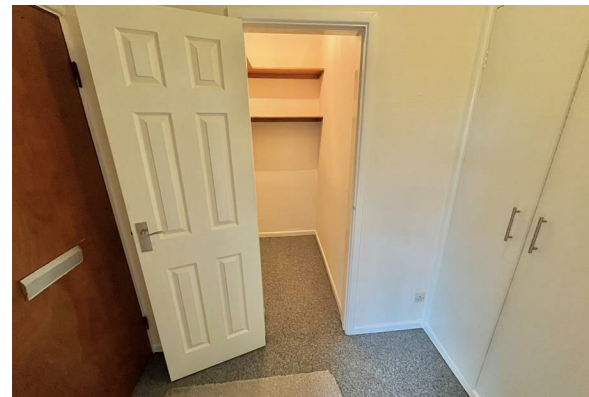
CONTACT SALE 0161 973 6688

£240,000

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in detail



A well proportioned Two Double Bedroomed first floor apartment located within this popular development.

The property offers good sized rooms throughout and includes plenty of storage in comparison to other similar apartments.

The location is really convenient being on a popular cul de sac just off Barkers Lane which is close to the Town Centre and Metrolink.

There are well kept Communal Gardens and Residents Parking along with a really large 28' Garage.

The residents of the development all have a share of the freehold therefore there is no ground rent and the lease has 944 years remaining.

An internal viewing will reveal:

Entrance Hall having doors providing access the Lounge with a further door opening to a large walk in storage cupboard. Further double doors open to the cloaks cupboard.

Lounge. An well proportioned Reception Room having a virtually full height uPVC double glazed window to the front elevation. Coved ceiling. Door through to the Inner Hallway.

Inner Hallway. Having doors providing access to Two Bedrooms, Bathroom and Kitchen.

Kitchen. Fitted with a range of modern base and eye level units with worktops over and an inset sink unit with mixer tap. Ample space for a range of freestanding appliances. uPVC double glazed window to the front elevation. Double doors open to a large storage cupboard which also houses the hot water tank.

Bedroom One. An excellent sized double room having a uPVC double glazed window to the front elevation. Two sets of built in wardrobes.

Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation. Built in wardrobe cupboard.

Bathroom fitted with a white suite and chrome fittings providing a panelled bath with electric shower over WC. Opaque uPVC double glazed window.

Outside, the development is surrounded by well kept Communal Gardens and located at the back of the property there is a large 28' Garage allocated to the Flat.

NO CHAIN!



Approx Gross Floor Area = 698 Sq. Feet
= 64.9 Sq. Metres

