



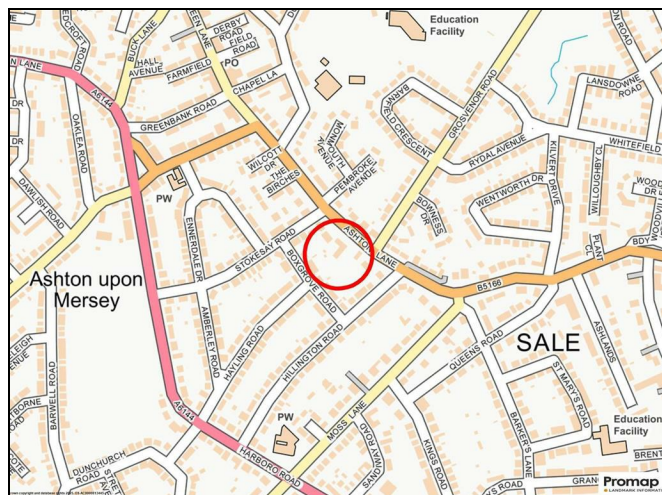
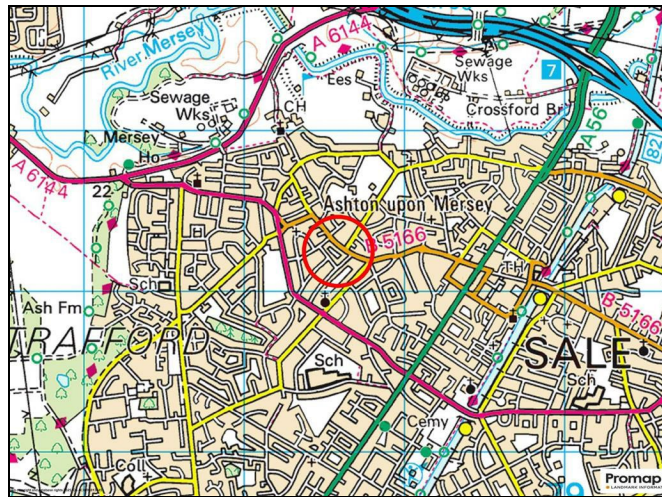
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INDEPENDENT ESTATE AGENTS

## 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		73	76
		EU Directive 2002/91/EC	

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## Flat 9 Grosvenor Court, 75 Ashton Lane Sale, M33 5SE



**\*\*NO CHAIN\*\* A STUNNING, COMPREHENSIVELY REFURBISHED, TWO BEDROOMED GROUND FLOOR APARTMENT LOCATED WITHIN THIS POPULAR LOCATION WHICH IS IDEAL FOR SALE TOWN CENTRE AND ASHTON ON MERSEY VILLAGE. BRAND NEW CONTEMPORARY KITCHEN AND BATHROOM FITTINGS. NEW BOILER. GARAGE. RESIDENT PARKING.**

**Hall with storage cupboards and built in cabinet. Large Lounge/Dining room with door to the gardens. Breakfast Kitchen. Two Bedrooms. Bathroom. NO CHAIN! Energy Rating: C**

**CONTACT SALE 0161 973 6688**

**£240,000**

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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.



# in detail



A stunning, comprehensively refurbished, Two Bedroomed corner plot Ground Floor Apartment within this popular Development.

The location is ideal being within an easy reach of the Town Centre and Ashton on Mersey Village.

Internally the property has undergone a full programme of renovation including re decorating and replastering, new kitchen and bathroom fittings, new gas central heating boiler and full re wiring.

There are well-kept established Gardens surrounding the block and there is Resident Parking within the Development and well as having a Single Garage.

An internal viewing will reveal:

Entrance Hall. Having doors providing access to the Lounge, Kitchen, Two Bedrooms, Bathroom and useful walk in storage cloaks cupboard. Fitted cabinets. Inset spotlights to the ceiling.

Lounge. A well proportioned reception room having uPVC double glazed virtually full height window and adjacent door opening and looking out onto the Communal Gardens. Inset LED spotlights.

Kitchen. A stylish kitchen refitted with a range of contemporary base style of units with worktops over and inset stainless steel sink unit with mixer tap. Build in stainless steel electric oven with four ring gas hob and stainless steel extractor hood over with stainless steel splashback. Integrated slimline dishwasher. Ample space for a tall fridge freezer unit. Space and plumbing suitable for a washing machine. uPVC double glazed window to the rear elevation overlooking the Communal Garden. Inset LED spotlights. Wall mounted Worcester gas central heating boiler.

Bedroom One. A well proportioned double bedroom having a uPVC double glazed window to the front elevation.

Bedroom Two. Another good double room having a uPVC double glazed window to the front elevation.

Bathroom. Refitted with a contemporary white suite with chrome fittings comprising of panelled bath, separate shower enclosure with thermostatic shower. Vanity sink unit. WC. Wall mounted heated polished chrome towel rail radiator. Part tiled walls. Opaque uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling. Door opens to useful storage cupboard.

Outside there is communal parking within the development.

This property comes with a Single Garage.



Approx Gross Floor Area = 692 Sq. Feet  
= 64.3 Sq. Metres

