



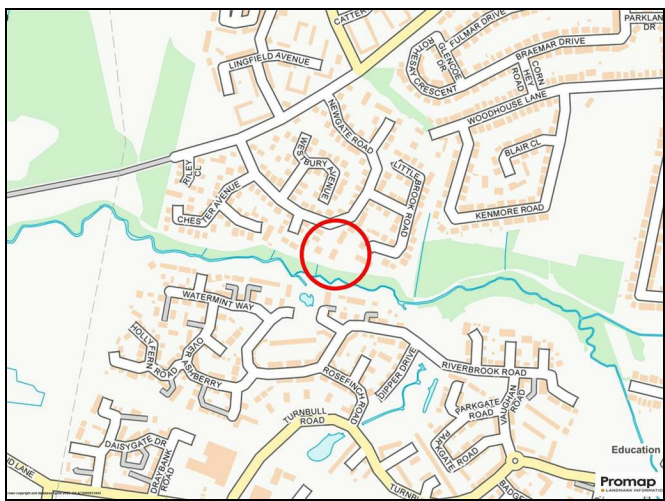
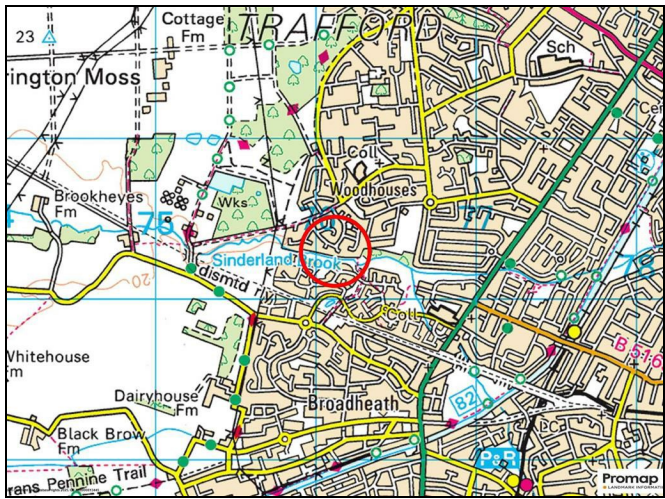
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INDEPENDENT ESTATE AGENTS

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

11 Briggs Close Sale, M33 4NR

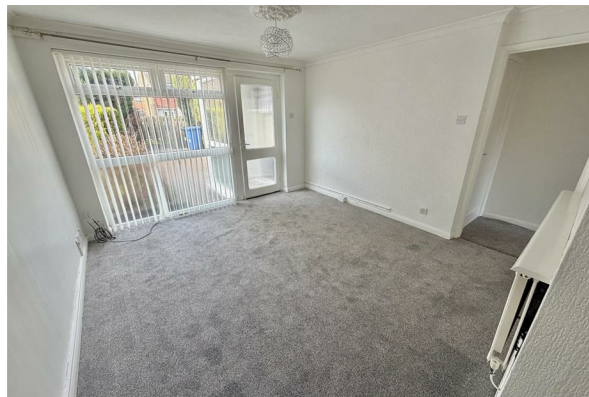


****NO CHAIN** A GOOD SIZED ONE BEDROOMED GROUND FLOOR MAISONETTE APARTMENT WITH ITS OWN FRONT+ BACK DOOR, PRIVATE GARDEN AND A GARAGE. POPULAR DEVELOPMENT. FREEHOLD PROPERTY!**

Porch. Lounge. Kitchen. Bedroom. Bathroom. Lovely gardens. Garage. Energy Rating: B

CONTACT SALE 0161 973 6688

£145,000



A good sized One Bedroomed Ground Floor Maisonette Apartment situated within this ever popular neighbourhood.

The position is ideal towards the end of a cul de sac within this ever popular location within an easy reach of local Schools and Shops.

It certainly feels more like a small house, with its own front and back door, private garden and a Garage!

An internal viewing will reveal:

Entrance Porch, having an opaque, uPVC double glazed front door. Opaque, uPVC double glazed window to the side and an opaque glazed door opens to the Lounge.

Lounge. A well-proportioned Reception Room, having a virtually floor-to-ceiling height uPVC double glazed window to the front elevation. Opening to the Inner Hallway and a further opening into 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. Built-in electric oven with four ring ceramic hob with extractor hood over. Ample space for additional freestanding appliances. Wall-mounted, Worcester gas central heating boiler. Opaque, uPVC double glazed door opens to the rear Garden.

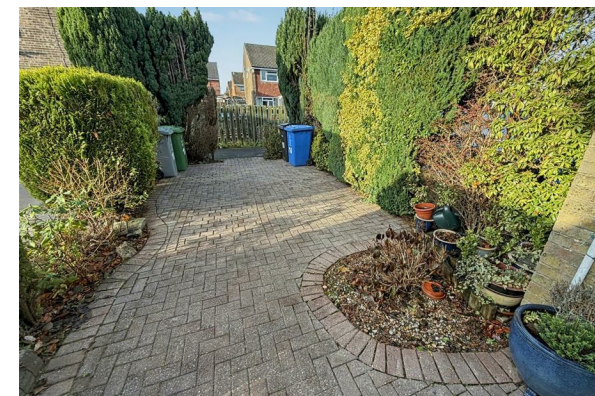
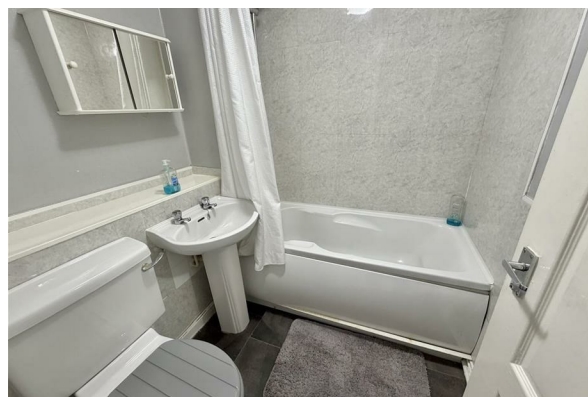
Inner Hallway, having a door providing access to useful storage cupboard. Further doors open to the Bedroom and Bathroom.

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

The Bathroom is fitted with a suite, comprising of panelled bath with electric shower over, wash hand basin and WC.

Outside, to the rear, the property enjoys a lovely, enclosed paved Garden with established borders surrounding. There is then a gate at the back of the Garden leading onto a residents parking area.

No Chain!



Approx Gross Floor Area = 452 Sq. Feet
= 42.1 Sq. Metres

