



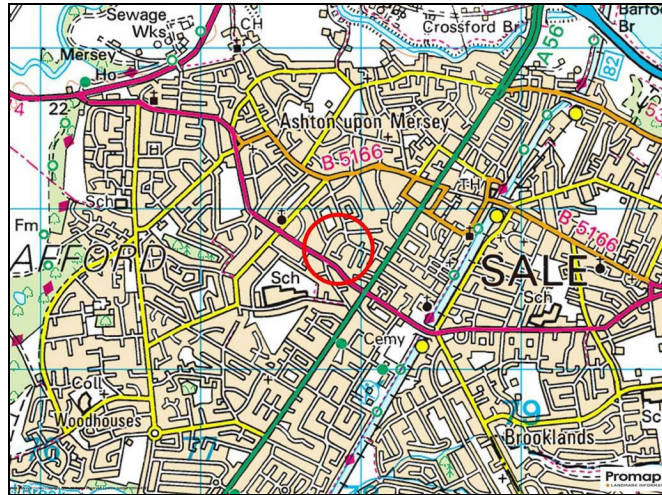
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INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, proceed onto School Road and turn right onto Sibson Rd/B5166. Turn left onto Washway Rd/A56 then turn right onto Barkers Ln. Turn left onto Beech Grove then turn right onto Beech Ct and stay right to stay on Beech Ct.



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	81	83

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 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

Flat 20 Beech Court, Beech Grove

Sale, M33 6RF



****NO CHAIN** A WELL PROPORTIONED ONE BEDROOMED FIRST FLOOR APARTMENT LOCATED WITHIN THIS POPULAR DEVELOPMENT. IDEAL LOCATION JUST OFF BARKERS LANE CLOSE TO TOWN CENTRE AND METROLINK.**

Hall with storage cupboard. Large Lounge. Breakfast Kitchen. Double Bedroom. Bathroom. Established Communal Gardens. Resident parking.

CONTACT SALE 0161 973 6688

£149,950

in detail



A well proportioned within this popular development.

The property offers good sized rooms throughout including a large 19' Lounge and a good sized Kitchen 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.

An internal viewing will reveal:

Entrance Hall having a uPVC double glazed window. A door opens to a walk-in storage cupboard and a further door through to the Lounge. Just opposite the front door is a further storage cupboard for this property.

Lounge. An excellent sized Reception Room having a virtually full height uPVC double glazed window to the front elevation, plus an additional uPVC double glazed window to the front. Door opens to the Kitchen and Bathroom.

Inner Hallway having doors opening to the Breakfast Kitchen and Bathroom.

Breakfast 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 freestanding appliances. uPVC double glazed window. Door opens to a useful storage cupboard which also houses the hot water tank.

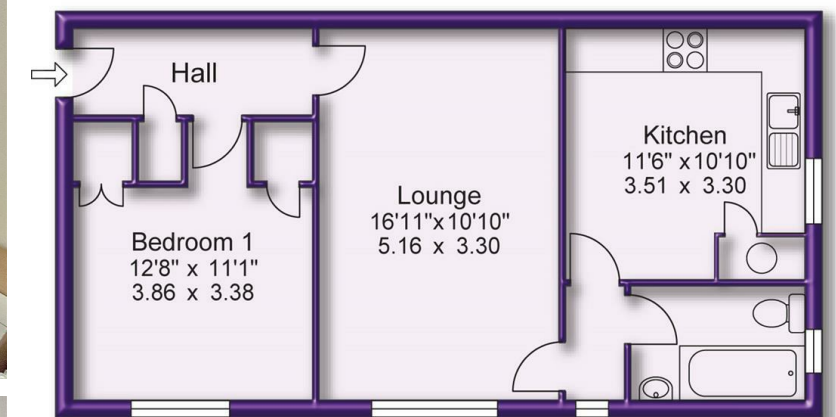
Bathroom fitted with a modern white suite and chrome fittings providing a panelled bath with electric shower over, WC, pedestal wash hand basin. Opaque uPVC double glazed window.

Bedroom, a good sized double room having a uPVC double glazed window to the front elevation. Useful wardrobe upboards.

Such a popular neighbourhood!



Approx Gross Floor Area = 569 Sq. Feet
= 52.9 Sq. Metres



First Floor