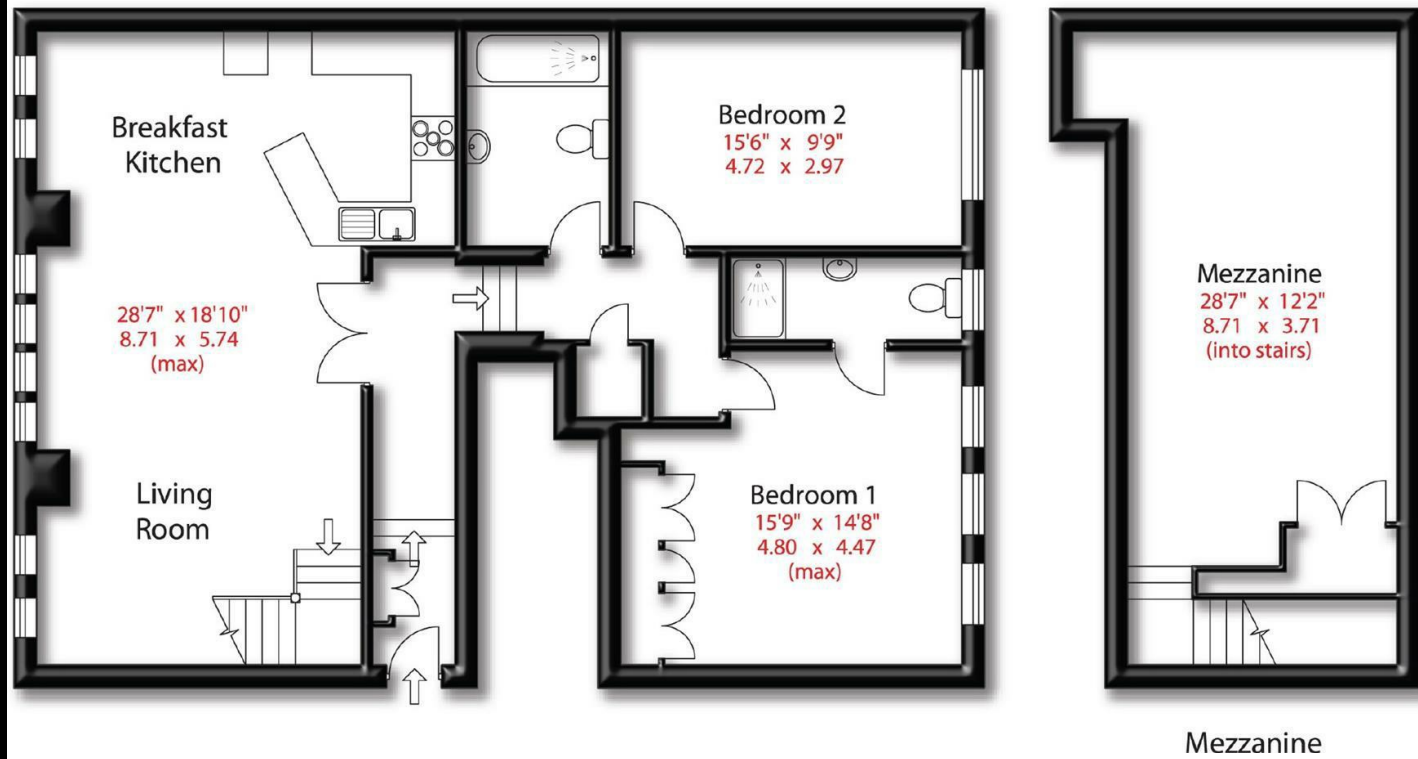


Approx Gross Floor Area = 1466 Sq. Feet  
= 135.89 Sq. Metres



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



St Margaret's Road |  
£2,950 PCM



175 Ashley Road | Hale | WA15 9SD  
t: 0161 928 9355  
e: info@hibberthomes.com  
www.hibberthomes.com

Bedrooms 2	Bath 2	Reception 2	Parking here	Area 1466.00 sq ft	Available May

A UNIQUE & TASTEFULLY CONVERTED TWO DOUBLE BEDROOM / TWO BATHROOM GROUND FLOOR APARTMENT WITH ALLOCATED RESIDENTS' PARKING.... Set in a beautifully converted 19th century mansion house, this ground floor apartment boasts exceptionally high ceilings and large windows, allowing for an abundance of natural light. Offering generously proportioned living space including a mezzanine 'snug' area, the apartment retains many original features whilst being tastefully finished throughout. Briefly comprising; entrance hallway with cloak room, open plan living space and dine-in kitchen with integrated appliances and breakfast bar. Stairs leading to; mezzanine living space looking out over the kitchen. Situated off the ground floor hallway is a modernised family bathroom and separate utility cupboard. Primary bedroom with fitted wardrobes and ensuite shower room, further double bedroom. EPC Band - C. Council Tax Band - E. Fully furnished. Flexible Availability.

