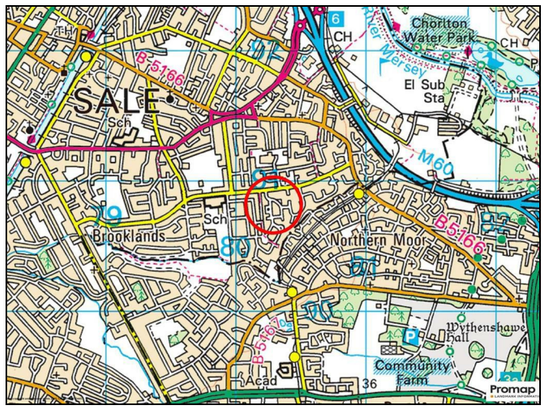
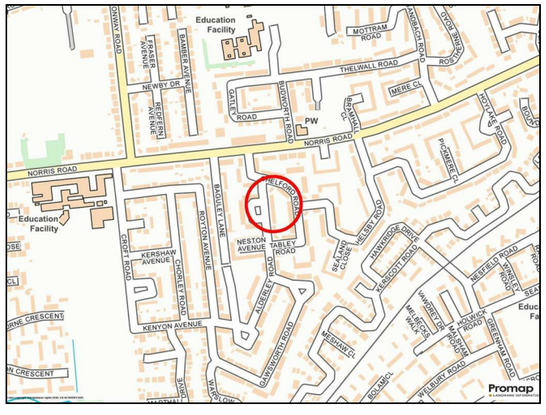
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CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

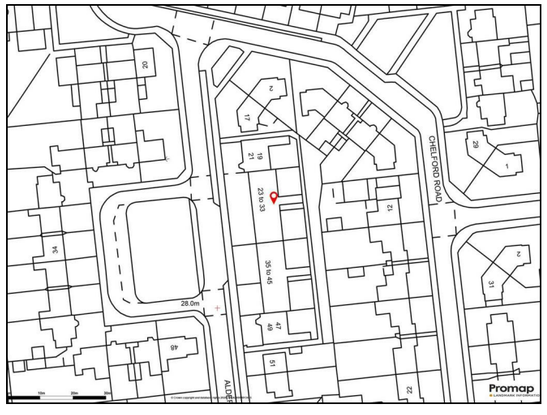
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TEL: 0161 973 6688
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location

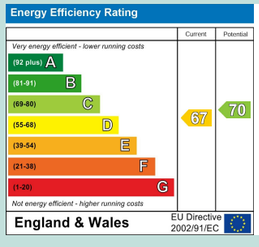


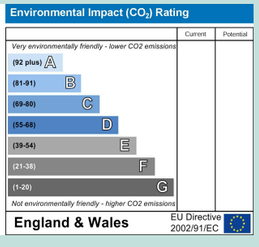




energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)





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.

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23 Alderley Road

Sale, M33 2UT



****NO CHAIN** AN EXCELLENT SIZED THREE BEDROOMED GROUND FLOOR APARTMENT WITH THE UNIQUE FEATURE OF ITS OWN PRIVATE GARDEN. POPULAR NEIGHBOURHOOD CLOSE TO SHOPS AND SCHOOLS. 709 SQFT.**

Hall. Lounge. Kitchen. Three Bedrooms, one with door to the garden. Shower Room. Excellent private gardens.

CONTACT SALE 0161 973 6688

£195,000

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in detail









An excellent sized Three Bedroomed Family Home which offers over 1200 sqft of accommodation.

The property enjoys a fabulous plot with the fabulous garden extending to approximately 100ft in length!

There is great scope to extend subject to any consents given space around the property.

In addition to the Accommodation, the property has driveway parking which continues down the side under a carport leading to the Detached Garage.

An internal viewing will reveal:

Communal Entrance with access to the Apartment but also access to a useful storage cupboard.

Hallway, having doors opening to the Lounge, Kitchen, Three Bedrooms and Shower Room. Further cuboards one housing the gas central heating boiler.

Lounge, a well proportioned room having a uPVC double glazed window to the front.

Kitchen, fitted with a range of base and eye level units with worktops over and inset one and a half bowl sink unit with mixer tap. Ample space for additional freestanding appliances. UPVC double glazed window to the front.

Bedroom One, A spacious double room having a uPVC double glazed window overlooking the gardens.

Bedroom Two. Another good double room having a uPVC double glazed window to the rear overlooking the gardens.

Bedroom Three. Having a uPVC doubl glazed doors opening to the gardens.

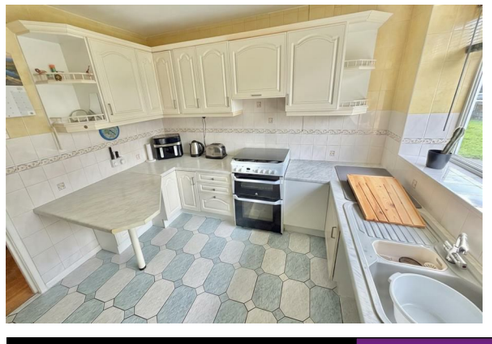
Shower Room. Fitted with a suite comprising of: walk in shower with electric shower. WC, Wash hand basin. Opaque window to the front.

Outside to the rear there is a private good sized lawned garden just for this apartment!

No chain!



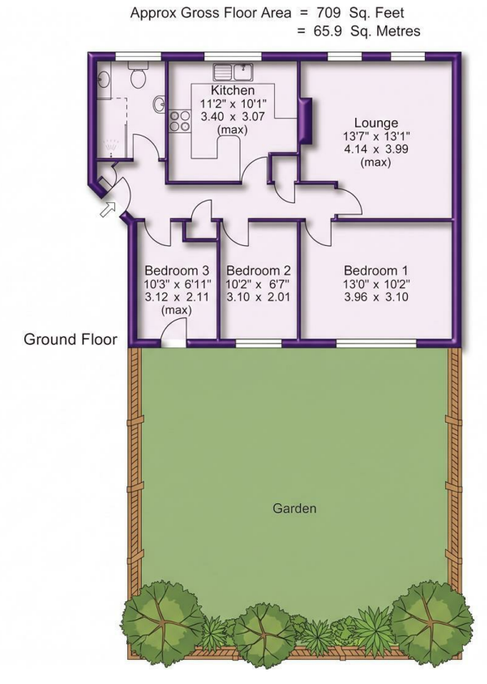












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