



134 Bridgewater Street, Sale, Cheshire, M33 7HB

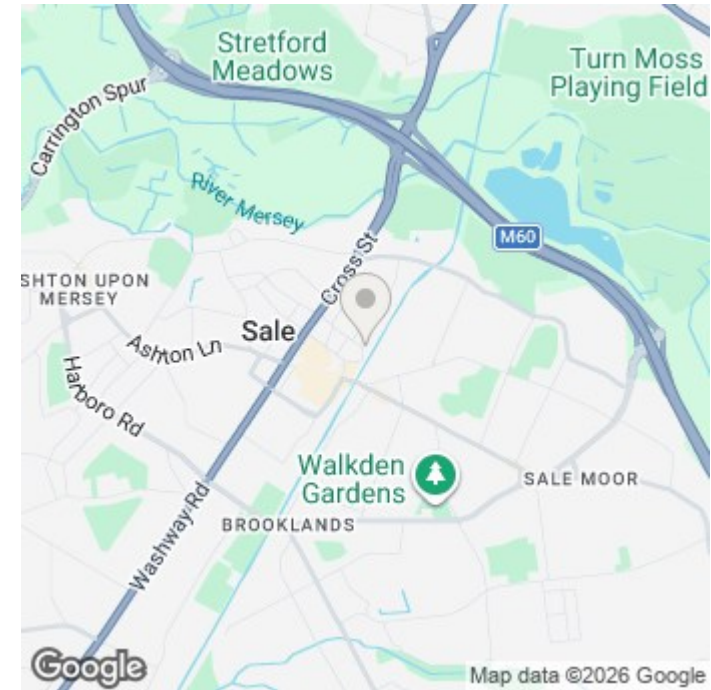
Two double bedroomed ground floor apartment situated within the prestigious award winning Waterside Development. Both bedrooms overlooking the communal gardens and canal. Well balanced accommodation: to the ground floor there is a communal Entrance Hall with intercom, Private Entrance Hall, Open plan Living, dining, kitchen with French doors with gorgeous canal views and patio area and communal garden. Kitchen with fitted appliances included. Master bedroom benefiting from having an en-suite with walk in shower. A second Double Bedroom. Modern fitted white bathroom suite. Externally there are private and well tended gardens with allocated secure gated parking. Just a short walk to Sale Town Centre and the local metrolink station. EPC - B, Council Tax Band - D


£285,000


Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828



| Energy Efficiency Rating | | |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| | 85 | 86 |
| England & Wales | EU Directive 2002/91/EC  | |

| Environmental Impact (CO ₂) Rating | | |
|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| | | |
| England & Wales | EU Directive 2002/91/EC  | |



GROUND FLOOR
896 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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