



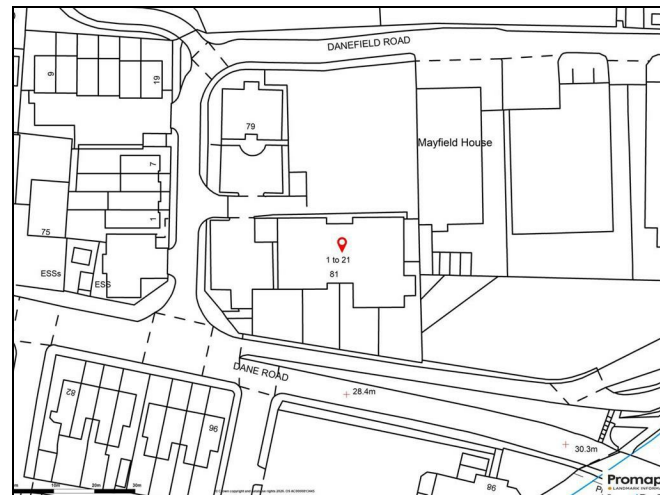
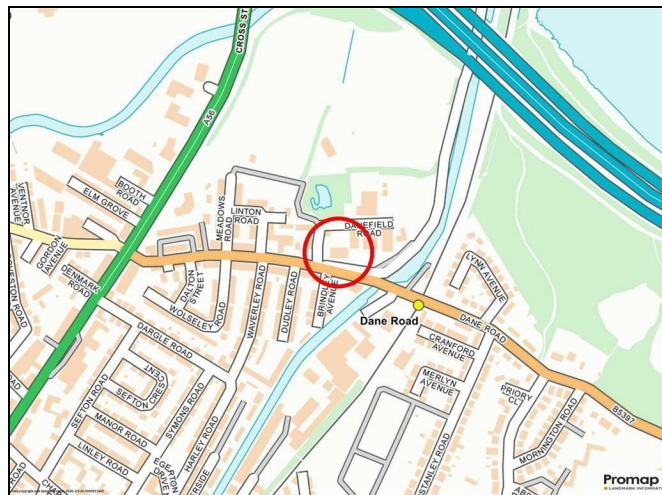
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INDEPENDENT ESTATE AGENTS

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

81 Dane Road Sale, M33 7BP



**** RARE FEATURE OF ITS OWN PRIVATE GARDEN** AN EXCELLENT SIZED TWO DOUBLE BEDROOMED GROUND FLOOR APARTMENT IN THIS POPULAR DEVELOPMENT. IDEAL LOCATION PERFECT FOR TOWN CENTRE, CANAL WALKS AND METROLINK.**

Large Hallway with storage. Lounge/Dining Room with French doors to the gardens. Open plan to the Kitchen. Two good-sized Bedrooms. Two Bath/ Shower - One En Suite. Residents Parking on a gated carpark. Own good sized private lawned garden. Energy Rating: D

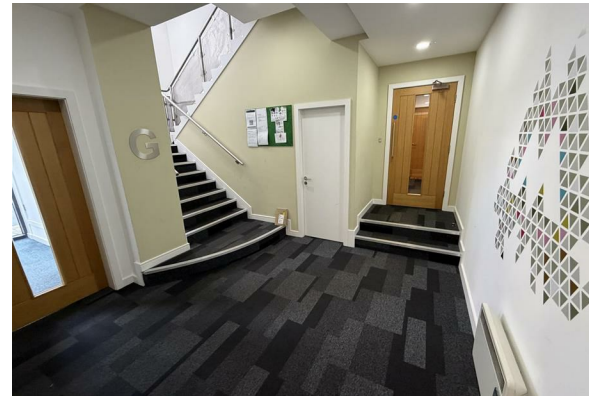
CONTACT SALE 0161 973 6688

£280,000

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in detail



A stylish, Two Double Bedroomed, Ground Floor Apartment located within this impressive contemporary-design Development.

The property comes with the unique feature of having its own private lawned garden which is so rare with this type of property.

The well-presented Accommodation provides a Hall, Open Plan Living Dining Kitchen, served by Two Double Bedrooms and Two Bath/Shower Rooms - One of which is an En Suite.

The location is perfect, being a short distance to the Metrolink, Town Centre and walks down the Bridgwater Canal.

Externally, there is allocated Resident Parking

An internal viewing will reveal:

Entrance Hall. A wonderful spacious entrance into the property having doors providing access to the Lounge, Two Bedrooms and Family Bathroom.

Open Plan Living Dining Room. A fabulous space perfect for modern family living. The room has a virtually full height uPVC double glazed windows and French doors opening out to the private garden. Additional virtually full height uPVC double glazed window to the side elevation.

The kitchen is fitted with an extensive range of contemporary design handleless gloss finish base and eye level units with granite worktops over with inset sink unit with mixer tap. Built in stainless steel electric oven with four ring induction hob and stainless steel extractor hood over and matching splashback. Integrated fridge freezer and dishwasher. Integrated washing machine. Inset spotlights to the ceiling.

Bedroom One. A wonderful large double bedroom having a full height and full width uPVC double glazed window facing out to the private gardens. Door through to the En Suite Shower Room.

En Suite Shower Room. Fitted with a suite comprising of walk in shower cubicle with thermostatic shower. Wall hung wash hand basin. Enclosed cistern WC. Tiled floor. Tiled walls.

Bedroom Two. Another large double bedroom having a virtually full height uPVC double glazed window facing out to the gardens.

Family Bathroom. Fitted with a suite comprising of deep panelled bath with fitted glass shower screen and thermostatic shower over. Wall hung wash hand basin. Enclosed cistern WC. Tiled floor. Tiled walls. Wall mounted polished chrome towel rail radiator.

An amazing opportunity to buy an apartment with a garden!

