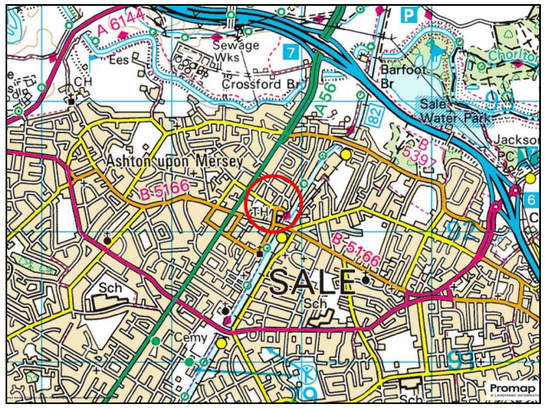
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

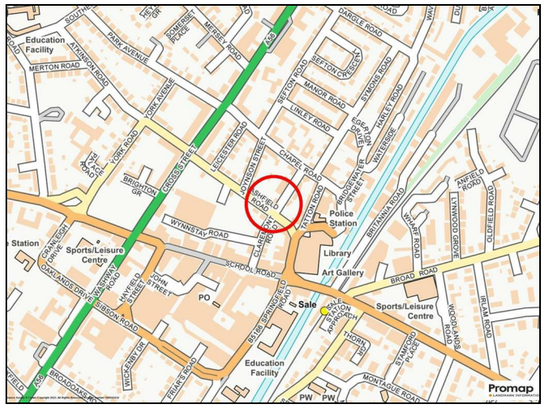
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

WATERSONS
INDEPENDENT ESTATE AGENTS

location



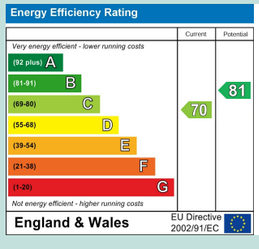
From our Watersons Sale Office, head east on School Road/B5166 towards Hayfield Street. Turn left onto Sibson Road/B5166 and Continue straight onto Tatton Road/B5166 which turns left and becomes Ashfield Road. Turn right onto Claremont Road and the property is on the left.

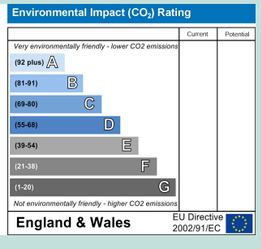




energy efficiency

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.

WATERSONS
INDEPENDENT ESTATE AGENTS

8 Ashfield House Claremont Road

Sale, Cheshire, M33 7LN



****NO CHAIN** A WELL PROPORTIONED TWO BEDROOMED FIRST FLOOR APARTMENT LOCATED WITHIN THIS POPULAR GATED DEVELOPMENT POSITIONED WITHIN THE HEART OF THE TOWN CENTRE. SUCH A CONVENIENT PLACE TO LIVE!**

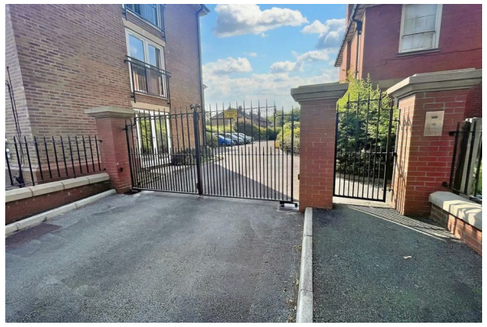
Hallway. Large Lounge and Dining Room with Juliette Balcony. Open Plan to the Kitchen. Two Bedrooms. Bathroom and En Suite Shower. Resident Parking.

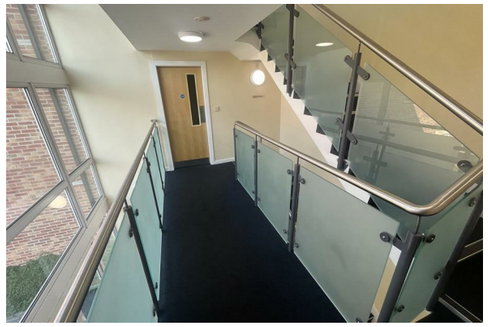
CONTACT SALE 0161 973 6688

£217,500

www.watersons.net

in detail









A fabulous, Two Double Bedroomed, modern First Floor Apartment located within this very popular Modern Gated Development.

The location is ideal, being within the heart of the Town Centre, the Metrolink and all its facilities all on your doorstep.



The property offers good sized rooms throughout and includes a wonderful large open plan Living/Dining/Kitchen with Juliette balcony overlooking the Gardens.

There is Resident Parking allocated within the Development.

An internal viewing will reveal:

Communal Entrance with entry phone system.

Entrance Hallway which has doors providing access to the Lounge, Two Bedrooms, Bathroom and two useful storage cupboards, one housing the hot water tank and the other having space and plumbing suitable for a washing machine.



Lounge/Dining room, an excellent-sized reception room having an angled bay window to the front and a set of uPVC double glazed French doors to the side with 'Juliette Balcony' which overlooks the gardens. Open plan to the kitchen.

The Kitchen is fitted with an extensive range of base and eye-level units with worktops over with inset sink with mixer tap. Built-in, stainless steel fronted electric oven with four ring hob and extractor over. Ample space for additional freestanding appliances. UPVC double glazed window to the front.

Bedroom One. A well-proportioned Double Bedroom having a uPVC double glazed window. Door to the En Suite Shower Room.



En Suite Shower Room fitted with a contemporary white suite with chrome fittings and comprises of: enclosed shower cubicle, WC, wash hand basin. Wall mounted heated electric towel rail radiator.

Bedroom Two. Another good-sized Bedroom having a uPVC double glazed window.

Bathroom fitted with a contemporary white suite with chrome fittings and comprises of: panelled bath with thermostatic shower over and glass shower screen, wash hand basin, WC.

Outside, the Development enjoys lovely, well-kept Communal Gardens.

There is Resident Parking Spaces with in the gated carpark.

Couldn't be more convenient!

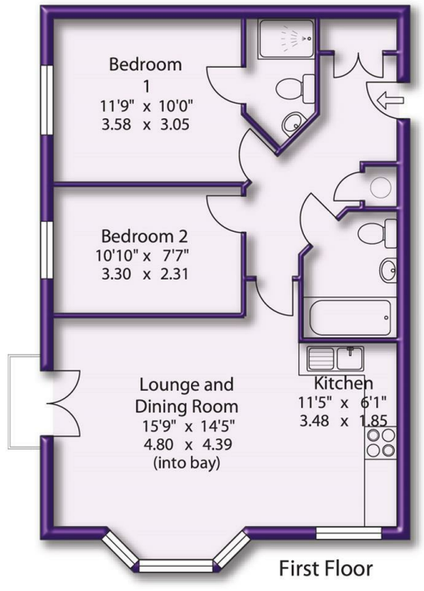
Leasehold property - 150 years from 2002
ends 2152 - 126 years left







Approx Gross Floor Area = 664 Sq. Feet
= 61.7 Sq. Metres



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