



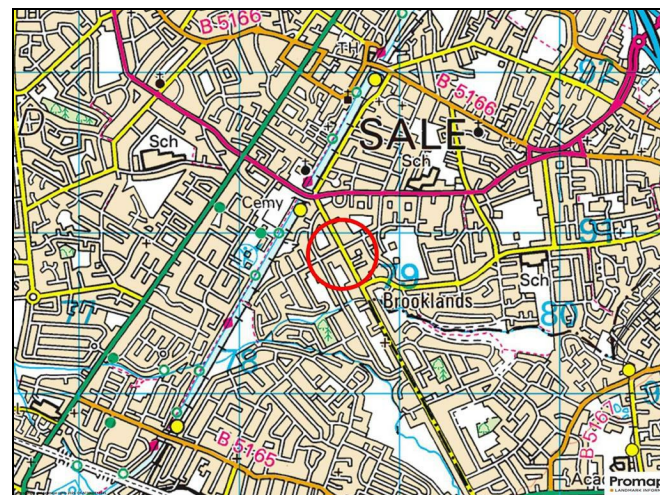
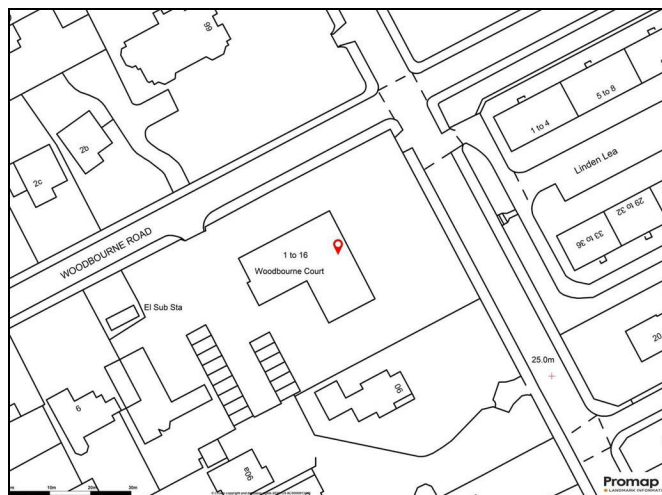
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INDEPENDENT ESTATE AGENTS

# 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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

# 6 Woodbourne Court Woodbourne Road Sale, M33 3TT



**\*\*NO CHAIN\*\* AN IMPRESSIVE, SUPERBLY PROPORTIONED, TWO DOUBLE BEDROOMED FIRST FLOOR APARTMENT WHICH OFFERS EXCELLENT SIZED ROOMS THROUGHOUT. GARAGE INCLUDED. IDEAL FOR METROLINK AT BROOKLANDS ASWELL AS BROOKLANDS PRIMARY.**

**Spacious Hall with storage. Large 20' Lounge/Dining overlooking the gardens. Kitchen. Two good-sized Bedrooms - One with En Suite Shower. Bathroom. Resident Parking. Garage**

**CONTACT SALE 0161 973 6688**

**£250,000**

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# in detail



An impressive, superbly proportioned, Two Double Bedroomed First Floor Apartment which offers over 800 sqft of accommodation.

The location is very desirable, perfect for the Shops and Metrolink at Brooklands and Brooklands Primary School making it very convenient.

The Development is surrounded by large, established Communal Garden Areas, Resident Parking and a Single Garage.

An internal viewing will reveal:

**Entrance Hall.** A fabulous, large 30 foot Entrance into the property, having doors providing access to the Lounge, Two Bedrooms, Bathroom and useful, large storage Cloaks Cupboard.

**Bedroom One.** An excellent-sized Double Bedroom, having a uPVC double glazed window to the front elevation overlooking the Communal Gardens. Built-in wardrobes. Opening to the En Suite Shower.

**En Suite Shower,** having an enclosed shower cubicle with thermostatic shower. Vanity sink unit. Inset spotlights to the ceiling.

**Bedroom Two.** Another good-sized Double Bedroom, having a uPVC double glazed window to the front elevation overlooking the Communal Gardens.

**The Bathroom** is fitted with a suite comprising of double-ended panelled bath with central mixer taps and shower mixer attachment, fitted glass shower screen, low-level WC and wash hand basin. Tiled floor. Part-tiled walls.

**Lounge/Dining Room.** A well-proportioned Reception Room, having a uPVC double glazed window to the side elevation, plus a further uPVC double glazed window to the front. Coved ceiling. Door provides access to the Kitchen.

**The Kitchen** is 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. Built-in electric oven with four ring gas hob and extractor over. uPVC double glazed window to the front elevation overlooking the Communal Gardens. Wall-mounted 'Viessmann' gas central heating boiler. Ample space for a range of freestanding appliances.

The Development is surrounded by well-established Gardens which the property enjoys views of from most rooms.

The property has an Allocated Single Garage.

A beautiful Apartment!



Approx Gross Floor Area = 810 Sq. Feet  
= 75.3 Sq. Metres

