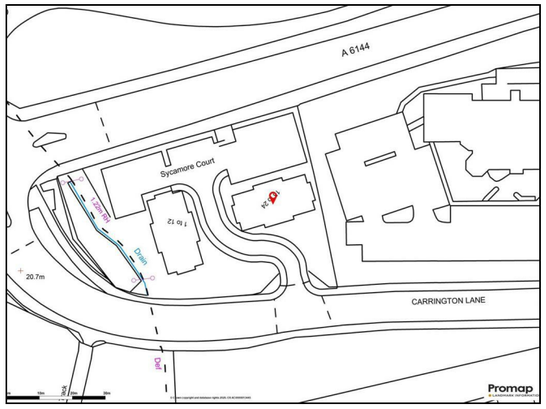
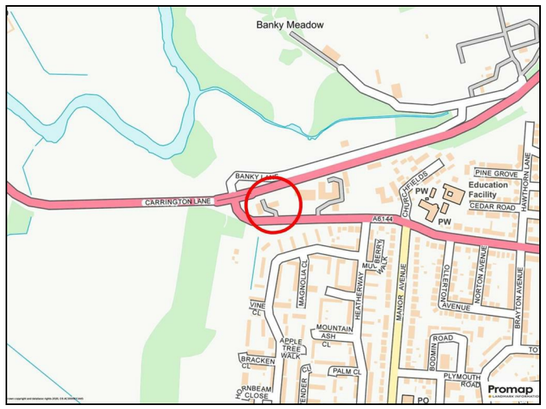
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212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

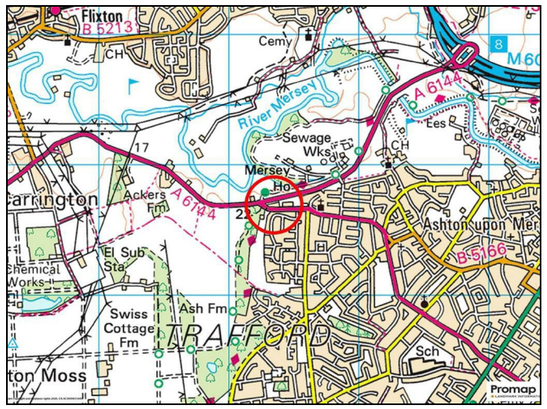
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WATERSONS
INDEPENDENT ESTATE AGENTS

location

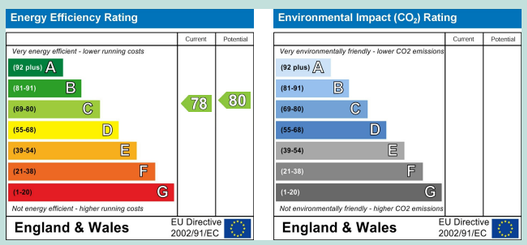






energy efficiency

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



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
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Apartment 24 Sycamore Court, 180 Carrington Lane

Sale, M33 5UN



****NO CHAIN**A SUPERB TWO BEDROOMED MODERN SECOND/TOP FLOOR APARTMENT WHICH IS LOCATED WITHIN THIS POPULAR DEVELOPMENT CLOSE TO SALE AND ASHTON VILLAGE. RESIDENT AND VISITOR PARKING. STYLISH MODERN INTERIOR. EN SUITE SHOWER TO BEDROOM ONE.**

Hall with storage. Fantastic large open plan Living Dining Kitchen with Juliette Balcony. Two Bedrooms. Two Bath/Shower, one En Suite. Resident and Visitor Parking.

CONTACT SALE 0161 973 6688

Offers Over: £175,000

www.watersons.net

in detail









An impressive Two Bedroomed Modern Second/Top Floor Apartment which is located on this popular Development.

The location is convenient close to Sale, Ashton on Mersey Village and access onto the Motorway Network.

Internally there are good-room-sizes and includes a fantastic Open Plan Living Dining Kitchen which has a Juliette Balcony and a Master Bedroom with En Suite Shower room.

In addition to the accommodation there is Resident and Visitor Car Parking where there are allocated spaces.

An internal viewing will reveal:

Entrance Hall, having doors providing access to the Lounge, Two Bedrooms and Bathroom. a further door provides access to a useful storage cupboard which also has space and plumbing for a washing machine and also houses the hot water tank.

Open Plan Living Dining Kitchen. A fabulous large space, having two, uPVC double glazed windows to the side elevation and a set of uPVC double glazed French doors opening to a Juliette Balcony.

The Kitchen is fitted with a range of modern base and eye-level units with chrome t bar handles and worktops over with inset sink unit. Built-in electric oven with four ring hob. Integrated dishwasher. Ample space for a tall fridge freezer unit.

Bedroom One. A well-proportioned Double Bedroom, having a uPVC double glazed window to the side elevation. Door to the En Suite shower room.

En Suite Shower, fitted with a suite comprising of: enclosed shower cubicle, wash hand basin, WC. Opaque uPVC double glazed window.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the side elevation.

The Bathroom is fitted with a contemporary white suite with chrome fittings, comprising of large walk in shower with thermostatic shower. Enclosed cistern WC. Vanity sink unit.

Outside, the development is surrounded by well-kept Communal Garden areas and there are designated resident parking spaces as well as some visitors parking spaces.

Such a convenient location!

- Leasehold Property - 150 year lease from 1 November 2002 - 126 years remain
- Council Tax Band - B





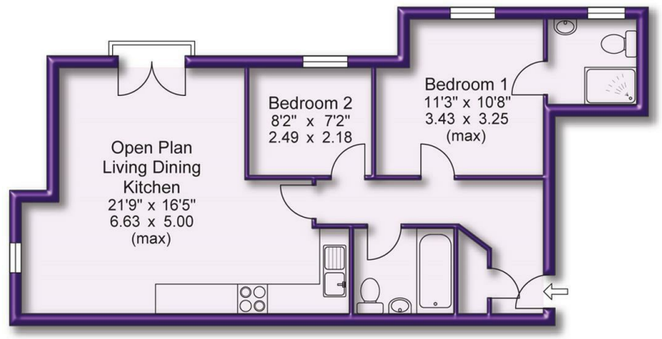








Approx Gross Floor Area = 620 Sq. Feet
= 57.6 Sq. Metres



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