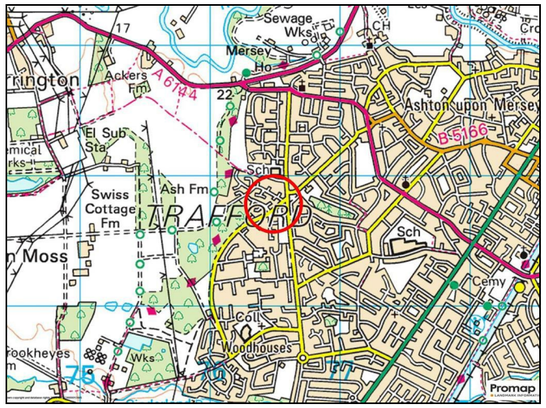
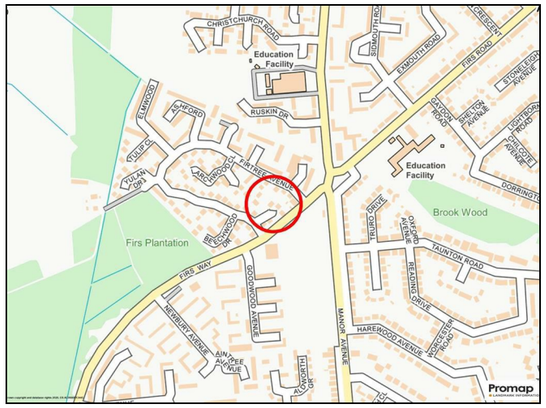
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

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

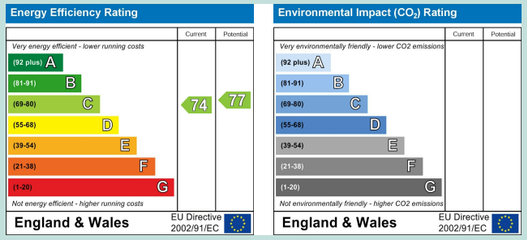
location





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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17 Aspenwood Drive

Sale, M33 5RW

****NO CHAIN** A LOVELY TWO BEDROOM FIRST FLOOR MAISONETTE WITH ITS OWN PRIVATE GROUND FLOOR FRONT DOOR. SMALL CUL DE SAC PERFECT FOR SEVERAL OF THE LOCAL SCHOOLS. RESIDENTS CARPARK. OWN OWN PRIVATE GARDEN. NEWLY DECORATED AND NEW CARPETS.**

GF Hall. Lounge and Dining Room. Kitchen. Two Bedrooms. Bathroom. Communal carpark. Own private garden.

CONTACT SALE 0161 973 6688

£172,500

www.watersons.net

in detail

A good sized Two Bedroomed First Floor Maisonette with its own private ground floor entrance.

The location is really popular being close to several of the Local Schools and within an easy reach of Sale and Ashton on Mersey Village.

The property has been recently re decorated and new carpets but a buyer will want to upgrade and improve some of the fittings further.

In addition to the accommodation there is a residents carpark and a lovely private enclosed Garden.

An internal viewing will reveal:

Entrance Hall. Having uPVC double glazed front door. Staircase rising to the First Floor.

First Floor Landing. Having door through to the Lounge and Dining Room.

Lounge and Dining Room. A well proportioned 'L' shaped room having a uPVC double glazed window to the front elevation. Door provides access to the Kitchen. Further door opens to useful storage cupboard and further door to the Inner Hallway.

Kitchen. Fitted with a range of base and eye level units with worktops over and inset stainless steel sink unit with mixer tap. Built in oven with four ring gas hob. Ample space for a range of free standing appliances. Wall mounted Worcester gas central heating boiler. uPVC double glazed window to the side elevation.

Inner Hallway. Having doors providing access to the Two Bedrooms, Bathroom and useful storage cupboards.

Bedroom One. Having a uPVC double glazed window to the rear elevation.

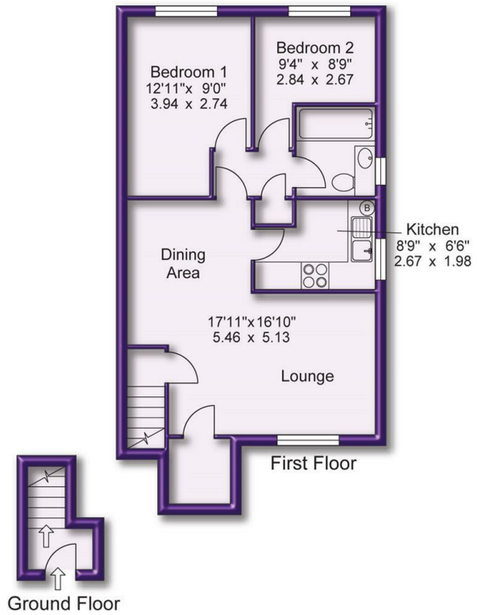
Bedroom Two. Having a uPVC double glazed window to the rear elevation.

Bathroom. Fitted with a suite comprising of panelled bath with electric shower over. Enclosed cistern WC. Wash hand basin. Part tiled walls. Opaque uPVC double glazed window to the side elevation.

Outside there is Resident Parking to the front. It also has its own garden area accessed through the side of the property leading to the rear.

NO CHAIN!

Approx Gross Floor Area = 596 Sq. Feet
= 55.4 Sq. Metres



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