



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



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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		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 that 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

21 Devonshire court 7 Derbyshire Road South , Sale, Cheshire, M33 3YN



£227,500

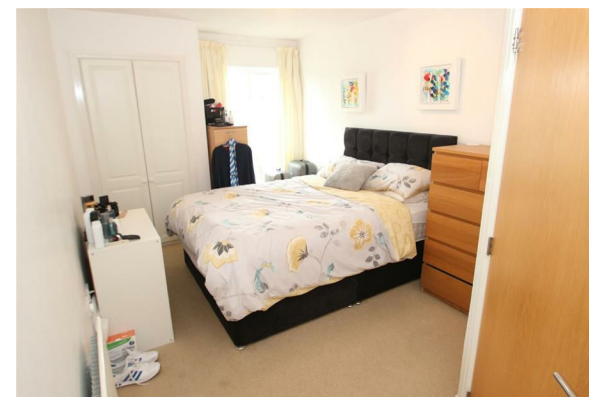
in detail



A STYLISH TWO BEDROOMED SECOND/ TOP FLOOR MODERN APARTMENT WITH LIFT TO ALL FLOORS, BALCONY OFF THE LOUNGE AND UNDERCROFT PARKING. VERY POPULAR DEVELOPMENT. Lovely, large Entrance Hallway. Lounge with French doors to the Balcony. Kitchen. Two good Bedrooms. Two Bath/ Shower rooms - One En Suite. Allocated Undercroft Parking. Lovely Communal Gardens. Energy Rating: C



21 Devonshire Court, 7 Derbyshire Road South
Communal Entrance with stairs and lift to all floors.
Entrance Hall. A spacious Entrance into the property providing access to the Kitchen, Lounge/ Dining Area, Two Bedrooms and Bathroom. A further door opens to a useful storage Cloaks Cupboard which also houses the hot water tank.
Lounge/ Dining Room. A wonderful, large Reception Area having a UPVC double glazed door providing access to the Balcony to the front elevation which enjoys broadly westerly views over the leafy neighbourhood.
The Kitchen is fitted with a range of base and eye-level units with polished chrome handles and worktops over with a one-and-a-half bowl stainless steel sink unit with mixer tap. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Electric double oven with four ring electric hob and stainless steel extractor hood over. Part-tiled walls. Window overlooking the Lounge/ Dining Area.
Bedroom One. A good-sized Double Bedroom having a UPVC double glazed window to the front elevation. Built-in wardrobe. Door through to the En Suite Shower Room.
En Suite Shower Room comprises of: walk-in shower with thermostatic shower over, low-level WC, pedestal wash hand basin. Part-tiled walls.
Bedroom Two. Another good-sized Double Bedroom having a UPVC double glazed window to the front elevation of the property.
Bathroom comprises of: a three-piece white suite, low-level WC, pedestal wash hand basin with chrome taps along with a white panelled bath with chrome taps over. Part-tiled walls. Wall-mounted radiator.
The property has an Allocated Parking Space within the Undercroft Parking which is accessed through electric gates at the rear of the Development. Adjacent to the back of the Development are Visitor's Parking Spaces. The Development enjoys lovely, well-kept Communal Gardens surrounding the building.
A superb Apartment with a lovely Balcony!



Approx Gross Floor Area = 751 Sq. Feet
= 69.61 Sq. Metres

