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INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp left onto Sibson Road. Continue to follow the road round onto Springfield Road and at the traffic lights, turn right back onto School Road which quickly becomes Northenden Road. Turn slightly left onto Broad Road. Turn left into Wharf Road where the property will be found on the left hand side.



# energy efficiency

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 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

# Central 4 Wharf Road , Sale, Cheshire, M33 2ZH



A STYLISH TWO BEDROOMED FIRST FLOOR APARTMENT IDEALLY POSITIONED WITHIN THIS POPULAR MODERN DEVELOPMENT. BALCONY OFF THE LOUNGE AND BEDROOM. VERY CONVENIENT BEING CLOSE TO TOWN CENTRE AND METROLINK. HALLWAY. LOUNGE AND DINING ROOM. KITCHEN. TWO GOOD-SIZED BEDROOMS. TWO BATH/ SHOWER - ONE EN SUITE. RESIDENT PARKING.

£205,000



**Flat 7 Central 4, Wharf Road**  
A stylish, Two Bedroom, First Floor apartment, with balcony, located within this popular, modern Development.

The position is ideal being within the heart of the Town Centre perfect for the Metrolink and all facilities.

Internally the property has good sized rooms throughout, modern kitchen and bathroom fittings and unlike most similar apartments this property has a balcony accessed from the Lounge and Bedroom 1.

In addition to the accommodation there are Resident Parking, Visitor Spaces and well-maintained Garden Areas.

An internal viewing will reveal:

Ground Floor Communal Entrance with a staircase leading to all floors.

First Floor Landing having door through to Apartment 7. A lovely Entrance into the property having doors providing access to the Lounge, Two Bedrooms, Bathroom and useful storage cupboard.

Lounge and Dining room, a well-proportioned reception room having a uPVC double glazed door and window opening onto the balcony. Opening into the Kitchen.

Kitchen, fitted with a range of base and eye level units with worktops over and inset stainless steel one and a half bowl sink unit with mixer tap. Built in electric oven with four ring gas hob and extractor over. Integrated fridge freezer. UPVC double glazed window to the front elevation.

Bedroom One. An excellent-sized Double Bedroom having uPVC double glazed door and window opening to the balcony. Door through to the En Suite Shower Room.

En Suite Shower Room re-fitted with a contemporary white suite with chrome fittings comprising of: enclosed shower cubicle with thermostatic shower, sink unit, low-level WC. Wall mounted heated chrome towel rail.

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

Bathroom, fitted with a contemporary white suite with chrome fittings comprising of: shaped panelled bath with shower mixer over and fitted shower screen, vanity sink unit, enclosed cistern WC. Wall mounted heated chrome towel rail. Opaque uPVC double glazed window.

Outside, the development has well maintained Communal Garden Areas and there is Allocated Number Resident Parking as well as some Visitor Spaces.

Cant get more convenient!



Approx Gross Floor Area = 749 Sq. Feet  
= 69.5 Sq. Metres

