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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/ B5166. Turn left onto Broad Road and continue along for 0.5 miles. Turn right onto Clarendon Road and then turn left onto Carlyn Avenue. The property will be found on the right hand side.



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 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.



INDEPENDENT ESTATE AGENTS

Apartment 4, 33 Carlyn Avenue , Sale, Cheshire, M33 2EA



AN EXCELLENT SIZED ONE DOUBLE BEDROOMED FIRST FLOOR APARTMENT LOCATED WITHIN THIS SMALL PURPOSE BUILT DEVELOPMENT. BALCONY OFF THE LOUNGE. PERFECT FOR SALE MOOR VILLAGE. GF ENTRANCE DOOR. LANDING. SPACIOUS LOUNGE. KITCHEN. DOUBLE BEDROOMS. UTILITY ROOM. BATHROOM. RESIDENT PARKING. NO CHAIN!

£149,950

in detail



Description
An excellent-sized, One Double Bedroomed, First Floor Apartment located within this popular, small, purpose-built Development.

Ideal location, close to Sale Moor Village and an easy reach to the Town Centre.

Internally, the property offers good-sized rooms throughout, small Balcony off the Lounge and a useful Utility/Store Room.

The apartment is surrounded by well-kept Communal Gardens and has Residents Parking.

An internal viewing will reveal:

Entrance Hall and door with stairs to the First Floor.

Glazed, panelled front door. Doors then open to the Lounge, Kitchen, Bedroom, Bathroom and useful, walk-in Storage/Utility Room.

Lounge. An excellent-sized Reception Room having a uPVC double glazed window to the front elevation. Panelled door opens to a covered Balcony.

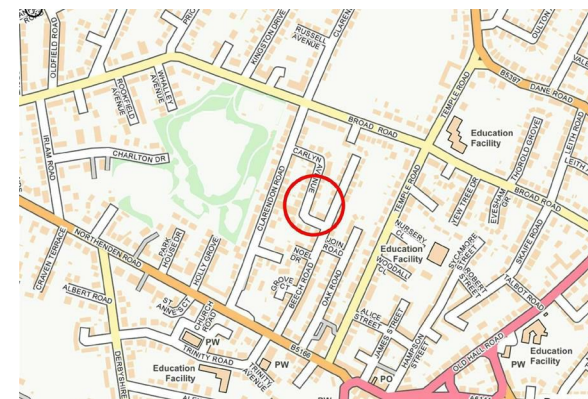
The Kitchen is fitted with a range of base and eye-level units with worktops over and inset sink unit with mixer tap. Ample space for additional appliances. Inset spotlights to the ceiling. uPVC double glazed window to the front elevation.

A well-proportioned Double Bedroom having a uPVC double glazed window to the rear elevation. Door opens to a useful storage cupboard.

The Bathroom is fitted with a white suite with chrome fittings comprising of: enamelled panelled bath with electric shower over, low-level WC, pedestal wash hand basin. Opaque, uPVC double glazed window to the rear elevation.

Storage/Utility. A really useful space having space and plumbing suitable for a washing machine. Wall-mounted, 'Worcester' gas central heating boiler, also has the gas and electric meters.

A lovely property in such a convenient location! NO CHAIN!



Approx Gross Floor Area = 471 Sq. Feet
= 43.66 Sq. Metres

