



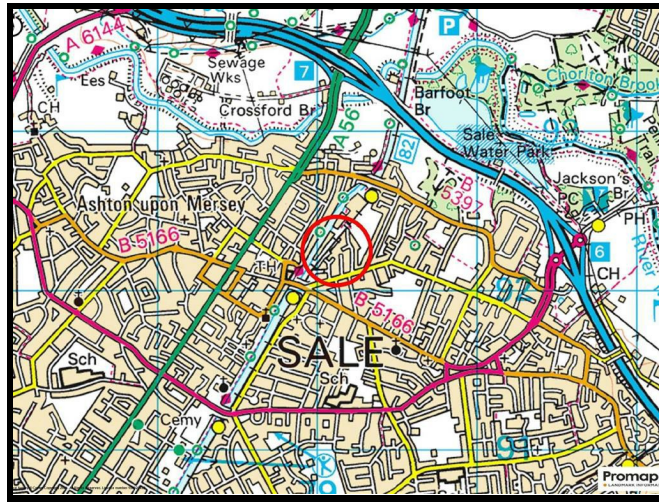
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INDEPENDENT ESTATE AGENTS

# 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

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



A SUPERB TWO BEDROOMED SECOND 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. NO CHAIN!

£199,950





A stylish, Two Bedroomed, Second Floor Apartment with Balcony, located within this popular, modern Development.

The position is ideal, being within the heart of the Town Centre and 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 One.

In addition to the Accommodation, there is 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.

Second Floor Landing having door through to Apartment 16.

Entrance Hallway having doors providing access to the Lounge, Two Bedrooms and Bathroom. Entry phone system. Inset spotlights to the ceiling. Curved wall feature.

Lounge/Dining Room. A superb, large Reception Room having uPVC double glazed French doors and window opening out onto the Balcony. Opening into the Kitchen.

The Kitchen is fitted with a range of modern base and eye-level units with worktops over with inset, one-and-a-half bowl, stainless steel sink unit with mixer tap. Built-in, stainless steel fronted electric oven with four ring gas hob and stainless steel and glass extractor hood over. Integrated fridge freezer. Integrated dishwasher. Space and plumbing suitable for a washing machine. Wall-mounted, 'Worcester' gas central heating boiler (installed circa. 2019). uPVC double glazed window to the rear elevation.

Bedroom One. A well-proportioned Double Bedroom having a uPVC double glazed door and window opening out onto the Balcony. Built-in wardrobe. Door through to the En Suite Shower Room.

En Suite Shower Room fitted with a suite comprising of: enclosed shower cubicle with thermostatic shower, enclosed cistern WC, wall-hung wash hand basin. Inset spotlights to the ceiling.

Bedroom Two. Another good-sized Bedroom having a uPVC double glazed window to the rear elevation. Built-in wardrobe.

The Bathroom is fitted with a contemporary suite comprising of: panelled bath, enclosed cistern WC, wall-hung wash hand basin. Opaque, uPVC double glazed window to the rear elevation. Part-tiled walls. Inset spotlights.

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

A beautiful Apartment in a convenient location!



Approx Gross Floor Area = 612 Sq. Feet  
= 56.85 Sq. Metres

