



HALE OFFICE:
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 CHESHIRE WA15 9SN
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SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
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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 right onto Sibson Road. At the traffic lights, go straight across Washway Road and straight onto Oaklands Drive. Continue to follow the one way system round onto Cranleigh Drive and at the bottom, turn right onto Ashton Lane. At the traffic lights, turn left onto Washway Road and continue along for a short distance. The property will be found on the right hand side on the corner of Chapel Lane.



energy efficiency

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Vary 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	

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 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

18 Russell Place , Sale, Cheshire, M33 7LD



A WELL PROPORTIONED TWO BEDROOMED SECOND FLOOR APARTMENT, WITH ADDITIONAL MEZZANINE, LOCATED WITHIN THIS POPULAR GATED DEVELOPMENT POSITIONED WITHIN THE HEART OF THE TOWN CENTRE.

HALLWAY. LARGE LOUNGE AND DINING ROOM. KITCHEN. TWO BEDROOMS. BATHROOM AND EN SUITE SHOWER. MEZZANINE LEVEL STUDY. RESIDENT PARKING. NO CHAIN!

CONTACT SALE 0161 973 6688

£220,000

in detail



A WELL PROPORTIONED TWO BEDROOMED SECOND FLOOR APARTMENT, WITH ADDITIONAL MEZZANINE, LOCATED WITHIN THIS POPULAR GATED DEVELOPMENT POSITIONED WITHIN THE HEART OF THE TOWN CENTRE.

Hallway. Large Lounge and Dining Room. Kitchen. Two Bedrooms. Bathroom and En Suite Shower. Mezzanine level Study. Resident Parking. NO CHAIN!



Approx Gross Floor Area = 889 Sq. Feet
= 82.41 Sq. Metres

