



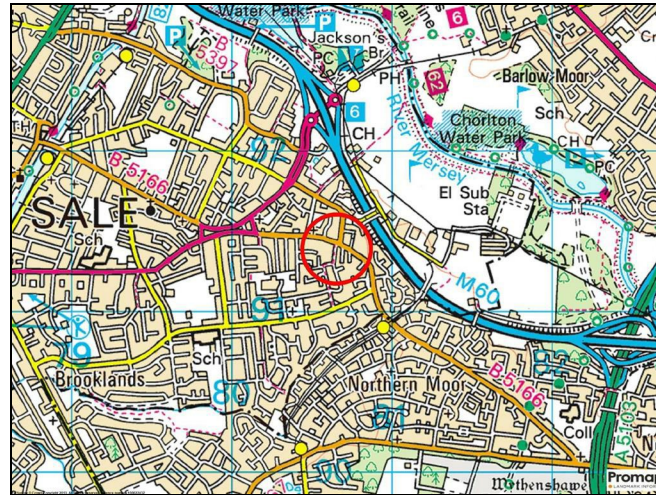
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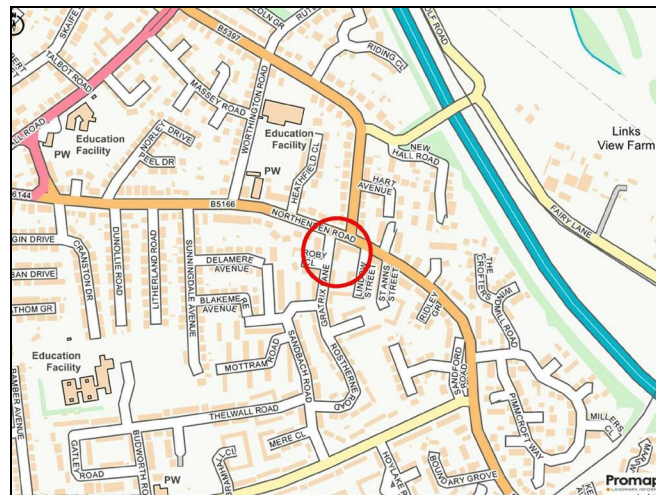


INDEPENDENT ESTATE AGENTS

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 and proceed along for 0.9 miles. Turn right to stay on the B5166 and then at the 1st cross street, turn right onto Baguley Road/ A6144. Continue straight onto Northenden Road/ B5166 and then after 0.3 miles, turn right onto Gratrix Lane. 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

INDEPENDENT ESTATE AGENTS

92a Gratrix Lane Sale, Cheshire, M33 2QD



AN IMMACULATE, TWO BEDROOMED GROUND FLOOR MODERN APARTMENT WITH RE FITTED KITCHEN AND BATHROOM. IDEALLY POSITIONED CLOSE TO METRO AND SALE MOOR VILLAGE.

ENTRANCE HALLWAY WITH STORAGE. SPACIOUS LOUNGE/ DINING ROOM. KITCHEN. TWO BEDROOMS - BOTH WITH WARDROBES. BATHROOM. ALLOCATED RESIDENT PARKING. WELL-KEPT COMMUNAL GARDEN AREAS. VERY STYLISH!

CONTACT SALE 0161 973 6688

£175,000

in detail



An immaculate, Two Bedroomed, Ground Floor, Modern Apartment which offers good-sized rooms throughout.

Internally, the property has been upgraded with re-fitted contemporary Kitchen and Bathroom fittings.



The location is really convenient, being within an easy reach of the Metrolink at Sale Road and close to Sale Moor Village.

In addition to the Accommodation, there is Allocated Resident Parking and well-kept Communal Garden Areas.

An internal viewing will reveal:

Entrance Hallway having a panelled front door. Doors then provide access to the Lounge, Kitchen, Two Bedrooms, Bathroom and useful storage cupboard housing the hot water tank. Coved ceiling.

Lounge/ Dining Room. An excellent-sized Living and Dining Room having two, UPVC double glazed windows to the front elevation.

A stylish Kitchen recently re-fitted with a range of modern base and eye-level units with chrome handles and worktops over with inset, stainless steel sink unit and mixer tap. Built-in, stainless steel fronted electric oven with four ring gas hob and stainless steel and glass extractor hood over. Ample space for a range of freestanding appliances. Wall-mounted, 'Potterton' gas central heating boiler concealed within one of the wall-mounted cupboards. UPVC double glazed window to the front elevation.

Bedroom One. A well-proportioned Double Bedroom having a UPVC double glazed window to the rear elevation. Built-in, contemporary Bedroom furniture with high-gloss-finish wardrobes with matching Dressing Table Area.

Bedroom Two. Another good-sized Bedroom having a UPVC double glazed window to the rear elevation overlooking the Communal Gardens. Built-in wardrobe cupboard with sliding doors.

A superb Bathroom re-fitted with a contemporary white suite with chrome fittings comprising of: tiled panelled bath with electric shower over and fitted glass shower screen, vanity sink unit, low-level WC. Tiled floor. Tiled walls. Wall-mounted, heated, polished, chrome towel rail. Opaque, UPVC double glazed window to the rear elevation.

Outside there is an Allocated Resident Parking Space.

The Development is surrounded by well-kept Garden Areas.

Would make a perfect First Time Buy!

Approx Gross Floor Area = 600 Sq. Feet
= 55.62 Sq. Metres

