



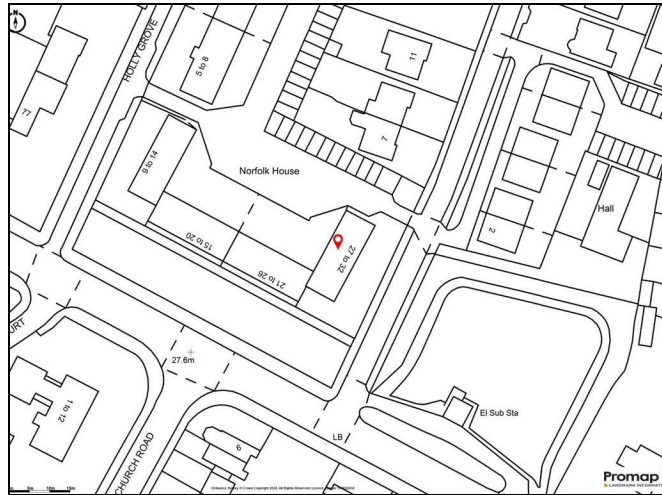
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**SALE OFFICE:**  
 91-93 SCHOOL ROAD, SALE,  
 CHESHIRE M33 7XA  
 TEL: 0161 973 6688  
 FAX: 0161 976 3355  
 Email: sale@watersons.net

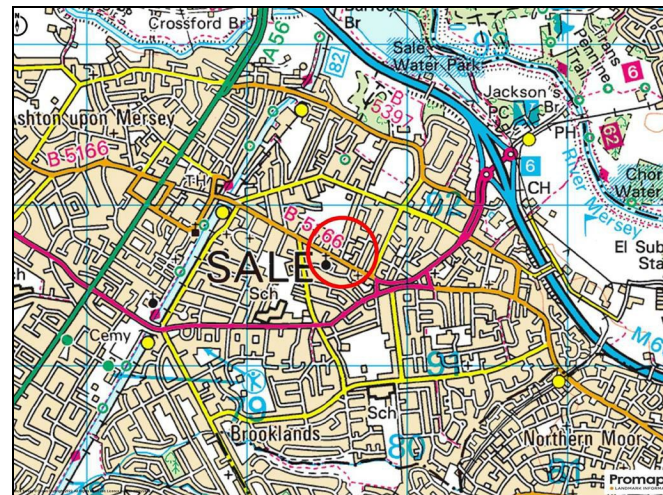
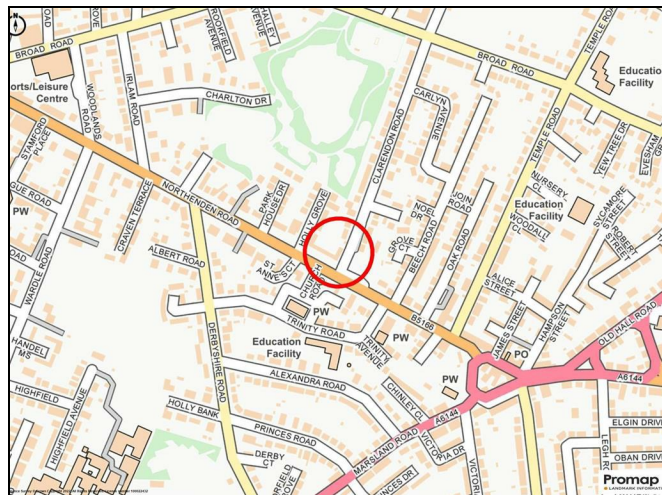


INDEPENDENT ESTATE AGENTS

# 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. Continue along for 0.5 miles and then turn left onto Clarendon Road. 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 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

# 31 Norfolk House

Clarendon Road, Sale, Greater Manchester, M33 2DU



**A SUPERBLY PROPORTIONED TWO BEDROOMED SECOND/TOP FLOOR APARTMENT. EXCELLENT SIZED ROOMS. LOVELY VIEWS. IDEAL FOR TOWN CENTRE/METROLINK. GARAGE.**

**Hall. Large 19' Lounge + Dining Room. Kitchen. Two Dbl Bedrooms. Contemporary Shower Room. Resident Parking. Garage.**

**CONTACT SALE 0161 973 6688**

**£190,000**



# in detail



The location is perfect, being a short distance to the Metrolink, Town Centre and all its facilities.

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

An internal viewing will reveal:

Entrance Hall having doors opening to the Lounge, Kitchen and Shower Room.

Lounge/Dining Room. A superb, large Reception Room having two uPVC double glazed windows to the side elevation which provides views over a small park. Attractive fireplace feature to one wall. Doors then open to the Two Double Bedrooms.

The Kitchen is fitted with a range of modern base and eye-level units with chrome 'T' bar handles and worktops over with inset, stainless steel sink unit with mixer tap. Ample space for a range of freestanding appliances. Wall-mounted, gas central heating boiler concealed within one of the cupboards. uPVC double glazed window to the rear elevation.

On the communal landing is a storage and covered drying area with secure window opening plus a useful locked storage area. This area is shared use by one other apartment on the floor.

Bedroom One. An excellent-sized Double Bedroom having a uPVC double glazed window to the side elevation overlooking the small Park Area. Modern, built-in wardrobes to the full length of one wall.

Bedroom Two. Another excellent-sized Double Bedroom having a uPVC double glazed window to the front elevation providing lovely views towards St. Anne's Church.

A stylish Shower Room fitted with a contemporary suite comprising of: enclosed shower cubicle, low-level WC, pedestal wash hand basin. Opaque, uPVC double glazed window.

Outside, Norfolk House is surrounded by well-maintained Communal Garden Areas and to the rear, there is Resident Parking. There is a Single Garage that comes with this property.

- LEASEHOLD - 199 YEAR LEASE FROM 1 JAN 1988 - 1 JAN 2187
- 164 YEARS LEFT REMAINING
- GROUND RENT - £100 PER ANNUM
- COUNCIL TAX BAND - B



Approx Gross Floor Area = 696 Sq. Feet  
= 64.52 Sq. Metres

