



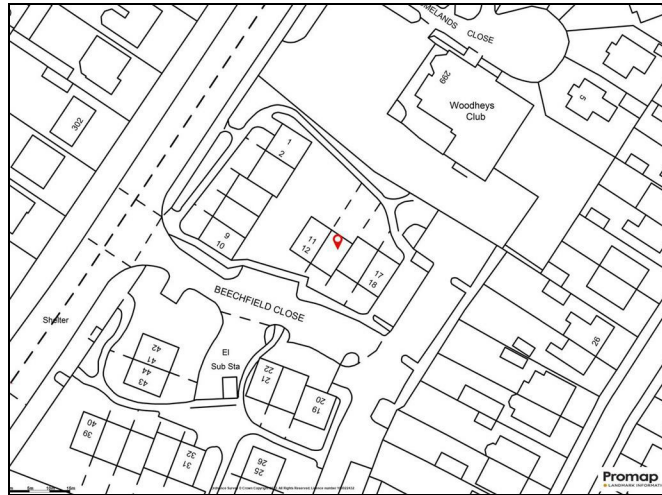
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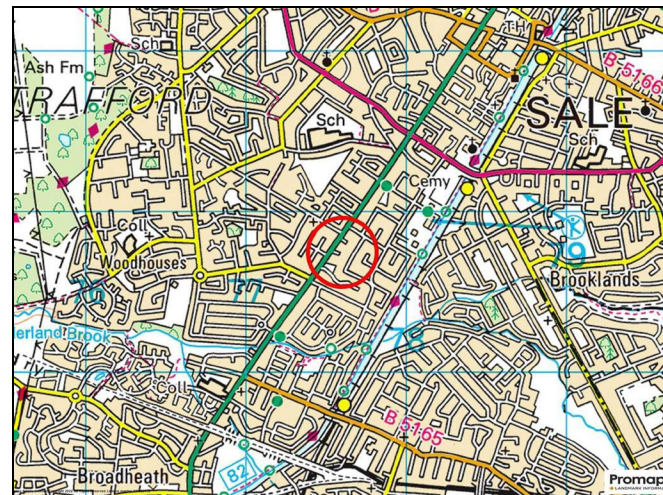
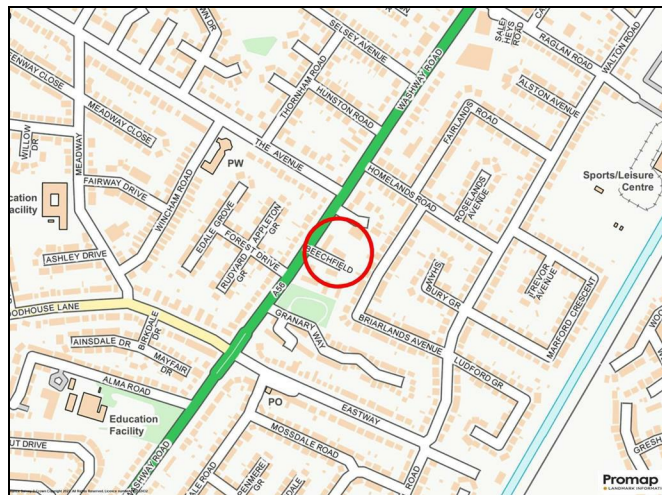


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road/B5166. At the traffic lights, turn left onto Washway Road/A56 and continue along for 1 mile. Turn left onto Beechfield Close and you have reached your destination.



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.



WATERSONS

INDEPENDENT ESTATE AGENTS

14 Beechfield Close Sale, Greater Manchester, M33 4EH



A WELL PROPORTIONED TWO BEDROOMED APARTMENT WITH ITS OWN PRIVATE FRONT DOOR ACCESS AND LARGER THAN AVERAGE KITCHEN FOR THIS TYPE OF PROPERTY. NEUTRAL RE DECORATION THROUGHOUT.

GF Hallway. 14' 8" Lounge. 14' Breakfast Kitchen. Two good sized Bedrooms. Shower Room. Resident Parking.

CONTACT SALE 0161 973 6688

£169,950

in detail



A well-proportioned, Two Bedroom, First Floor Apartment with its own Private Ground Floor Entrance.

The Apartment offers good-sized Accommodation throughout, including a 14' Breakfast Kitchen which provides space for a table.

Beechfield Close is a small cul de sac of Apartments surrounded by well-kept Communal Garden Areas and Communal Parking.

An internal viewing will reveal:

Entrance Hall having an opaque, uPVC double glazed front door. Staircase rises to the First Floor Landing.

First Floor Landing, having doors providing access to the Two Bedrooms, Lounge, Shower Room and airing cupboard housing the hot water tank.

Lounge. A well-proportioned room having a uPVC double glazed window to the front elevation. Wall-mounted, contemporary electric fire. Coved ceiling. Glazed door through to the Kitchen.

Kitchen. A good-sized Kitchen with plenty of space for a small breakfast table. The Kitchen is fitted with a range of modern white fronted door base and eye-level units with chrome handles and worktops over with inset, one and a half bowl sink unit with mixer tap. Ample space for a range of freestanding appliances which include: electric cooker, fridge, washing machine and dryer. Ceramic tiling to the return of the work surface area. uPVC double glazed window to the rear elevation overlooking part of the Communal Gardens. Door opens to a useful storage cupboard.

Bedroom One. A good-sized Double Bedroom having a uPVC double glazed window to the rear elevation overlooking part of the Communal Gardens. To one wall there is an extensive range of built-in wardrobes to the full width and height of one wall.

Bedroom Two, having a uPVC double glazed window to the front elevation. Useful wardrobe with recess up the stairwell.

The Shower Room is fitted with a white suite comprising of: enclosed corner shower cubicle, enclosed cistern WC, wash hand basin. Ceramic tiled walls. Tiled floor. Spotlights to the ceiling.



Outside, the property has well-kept Communal Garden Areas and plenty of Resident Car Parking.

Great value for the space on offer!



Approx Gross Floor Area = 628 Sq. Feet
= 58.22 Sq. Metres

