



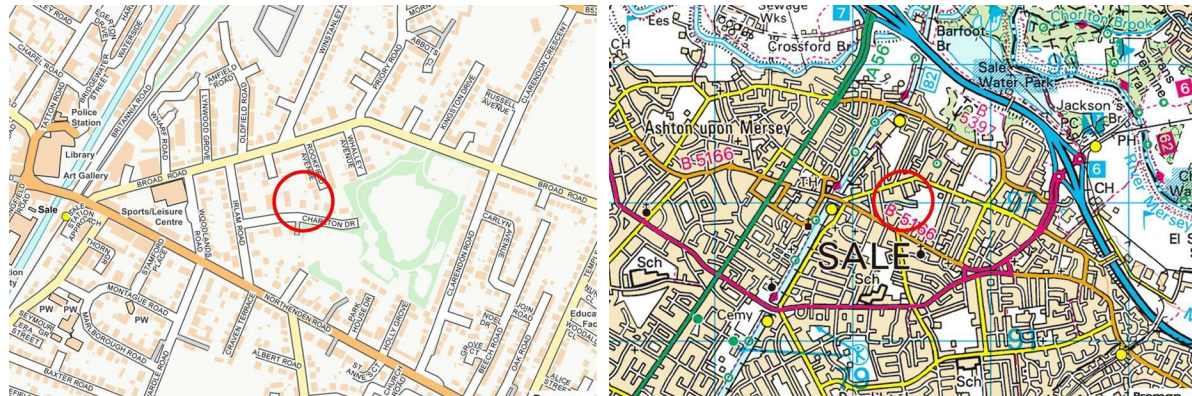
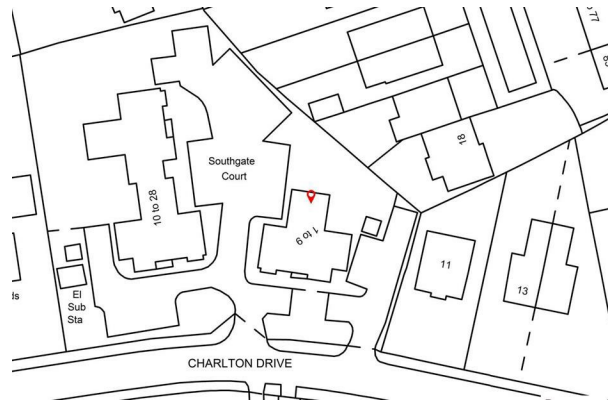
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**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



# energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	71	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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

# 6 Southgate Court Charlton Drive

Sale, M33 2YE



**AN EXCELLENT SIZED TWO BEDROOMED FIRST FLOOR APARTMENT WITHIN THIS VERY POPULAR DEVELOPMENT. GREAT VIEWS OVER WORTHINGTON PARK. PARKING. IDEAL LOCATION PERFECT FOR THE TOWN CENTRE.**

**Hallway with storage. Large Lounge. Kitchen. Two good-sized Bedrooms. Bathroom. Parking. Established Communal Gardens. NO CHAIN!**

**CONTACT SALE 0161 973 6688**

**£215,000**

# in detail



An excellent-sized, Two Bedroom First Floor Apartment located within this very popular Development.

Ideal cul de sac location facing Worthington Park and perfectly located, walking distance to Sale Town Centre, the Metrolink, prestigious primary and secondary schools and with popular canal walks close by.

Internally, there are good-sized rooms throughout and the position in the development is lovely having views facing the Park from the Lounge and Kitchen.

In addition to the Accommodation, there is ample Resident Parking and established Communal Gardens.

An internal viewing will reveal:

**Entrance Hall.** A spacious Entrance into the property, having doors providing access to the Lounge, Kitchen, Two Bedrooms, Bathroom and two useful Storage Cupboards one housing the hot water tank.

**Lounge.** An excellent sized Reception Room, having a uPVC double glazed window to the front facing Worthington Park.

**Kitchen** is fitted with a range of base and eye- level units with worktops over and inset, sink unit with mixer tap. Integrated oven and hob. Ample space for a range of freestanding appliances. uPVC double glazed window to the front facing Worthington Park.

**Bedroom One.** An excellent-sized Double Bedroom, having a uPVC double glazed window to the rear elevation. Built-in wardrobes.

**Bedroom Two.** Another good-sized Bedroom, having a uPVC double glazed window to the rear.

**Bathroom,** fitted with a suite comprising of: panelled bath with shower over, WC and wash hand basin.

Externally, the Development enjoys excellent, well-maintained, Communal Garden Areas.

Within the Development, the Apartments have resident parking.

Such a superbly positioned development!

LEASEHOLD - Term : 999 years from 1 January 1995 - COUNCIL TAX BAND 'C'

Approx Gross Floor Area = 589 Sq. Feet  
= 54.60 Sq. Metres

