



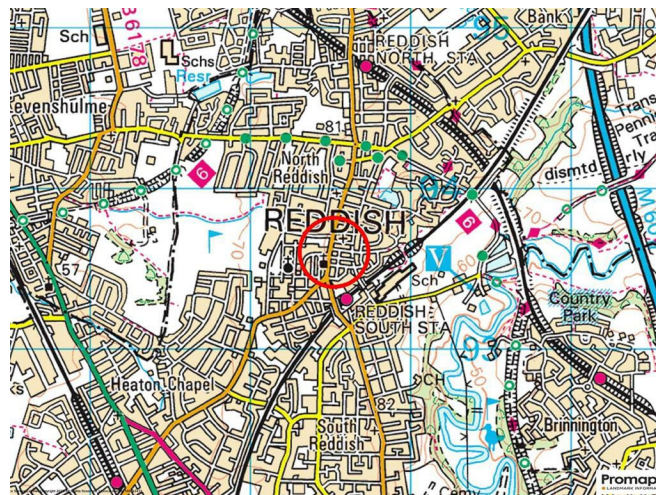
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

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

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	
Very 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	73	England & Wales	

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

60b Gorton Road , Stockport, SK5 6AH



A STYLISH, RECENTLY UPDATED AND REFURBISHED FIRST FLOOR FLAT WITH THE RARE AND VALUABLE FEATURE OF A PRIVATE ROOF TERRACE, CLOSE TO LOCAL SHOPS AND TRANSPORT LINKS. 486SQFT. COMMUNAL ENTRANCE.

HALL. LOUNGE. BEDROOM. SHOWER ROOM. 200SQFT ROOF TERRACE. NO CHAIN.

- LEASEHOLD - 124 YEARS (LESS 3 DAYS) FROM 29 JAN 2004 - 101 YEARS REMAINING
- COUNCIL TAX BAND - A

£95,000

in detail



A stunning, recently updated and refurbished, First Floor Flat with the rare and valuable feature of a Private Roof Terrace, with local shops and amenities on the doorstep and walking distance of Reddish Vale Country Park and good transport links.

The stylish property extends to some 486 square feet providing a Hall, Lounge and Kitchen served by a Bedroom and Shower Room.

Externally, there is on road Parking and an excellent 200 square feet Private Roof Terrace with decked Patio Area.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

Communal Entrance. A staircase rises to the First Floor Landing. Private entrance to Flat 60b.

Entrance Hall with doors providing access to the Living and Bedroom accommodation.

Lounge with window to the side elevation.

Kitchen fitted with a range of white high gloss base and eye level units with worktops over, set into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel oven, four ring hob and extractor fan over. Space for additional kitchen appliances.

Storage cupboard with wall mounted gas central heating boiler and there is space and plumbing for a washing machine.

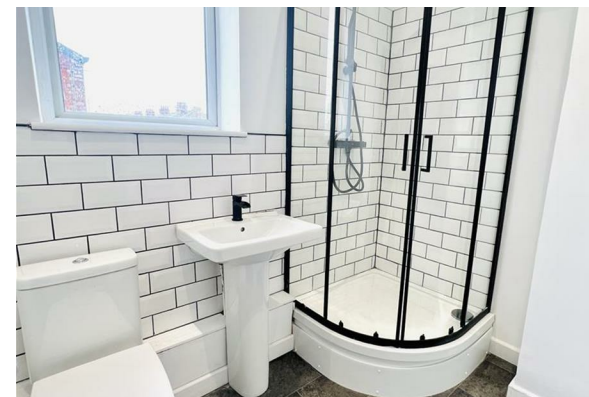
Bedroom with window to the rear elevation and a door provides access to a Walk in Wardrobe.

Shower Room fitted with a contemporary white suite and chrome fittings providing an enclosed shower cubicle with dual shower attachments and glazed sliding doors, wash hand basin and WC. Tiling to the walls. Window to the rear elevation. Extractor fan.

From the Hall there is access to a good size Roof Terrace extending to some 200 square feet with decked and Astro turfed areas.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

- LEASEHOLD - 124 YEARS (LESS 3 DAYS) FROM 29 JAN 2004 - 105 YEARS REMAINING
- COUNCIL TAX BAND - A



Approx Gross Floor Area = 486 Sq. Feet
= 45.2 Sq. Metres

