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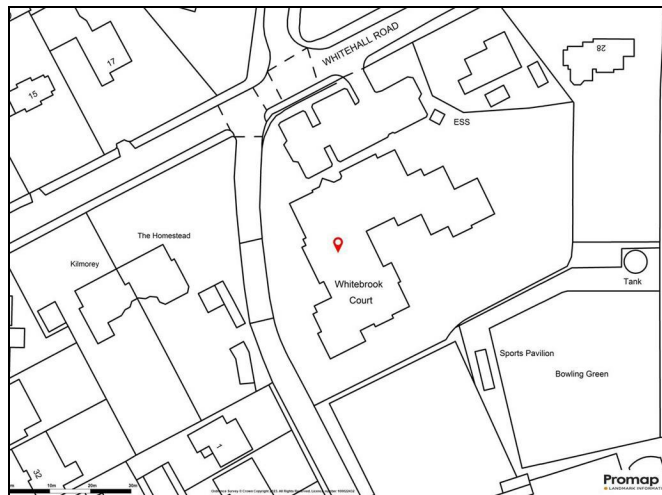


INDEPENDENT ESTATE AGENTS

location



Head east on School Rd/B5166 towards Hayfield St. Turn left onto Sibson Rd/B5166 and Turn right onto School Rd/B5166. Turn right onto Hope Rd and continue onto Brooklands Rd. Turn left onto Whitehall Rd and the destination will be on the right.



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		84	86
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 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

24 Whitehall Road Sale, Cheshire, M33 3NL



****NO CHAIN**A SUPERB FIRST FLOOR RETIREMENT APARTMENT WHICH ENJOYS DELIGHTFUL VIEWS OVER THE ESTABLISHED GARDENS. MODERN INTERIOR. LIFT TO ALL FLOORS. IDEAL LOCATION ADJACENT TO BROOKLAND SPORTS CLUB. RESIDENT FACILITES.**

Hall with cloaks cupboards. Large Lounge + Dining Room. Kitchen. Double Bedroom with modern built-in wardrobes. Shower Room. Impressive, large communal Gardens.

CONTACT SALE 0161 973 6688

£130,000

in detail



A superb First Floor Retirement Apartment which enjoys a lovely position having delightful views over the established Gardens.

The property is located within this very popular McCarthy Stone development just off Brooklands Road and adjacent to Brooklands Sports Club making it within an easy reach of the local shops and the Metrolink at Brooklands.

Internally, there are modern Kitchen and Bathroom fittings, neutral re-decoration and replacement floor coverings.

As with many similar Apartments, the development has Resident Facilities to include: large Communal Lounge on the Ground Floor and a Washing and Drying Room, as well as having an in-house Manager looking after the Development.

The Apartment comprises:

Communal Entrance and Hall with Lift and Staircase to all floors.

Apartment Hallway with storage cloaks cupboard which also housing the hot water tank.

Lounge + Dining Room. A lovely large reception room which enjoys superb views over part of the established Communal Gardens. Double doors open to the kitchen.

The Kitchen is fitted with a range of modern base and eye-level units with worktops over and inset sink unit. Built in oven. Four ring electric hob. Space for a fridge. Window overlooking the Gardens.

There is a good-sized Double Bedroom with built-in wardrobe and vertical window overlooking part of the Gardens.

Shower Room, comprising of: large walk in shower enclosure with thermostatic shower. WC, vanity sink unit. Wall mounted electric towel rail.

The development is surrounded by beautiful large well kept communal gardens.

Always a popular development within this desirable neighbourhood.



Approx Gross Floor Area = 511 Sq. Feet
= 47.5 Sq. Metres

