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INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, head east on School Rd/B5166 towards Hayfield St. Turn left onto Sibson Rd/B5166 and continue onto Ashfield Rd to Cross St/A56. Continue straight onto Tatton Rd/B5166. Tatton Rd/B5166 turns left and becomes Ashfield Rd. Turn right onto Cross St/A56 then turn right onto Dargle Rd. Turn right onto Harley Road and destination will be on the right



energy efficiency

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
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		England & Wales		EU Directive 2002/91/EC	

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 the 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

104 Harley Road Sale, M33 7DP



CANAL SIDE LIVING WITH A BALCONY!!! A FANTASTIC THREE BEDROOMED THIRD/TOP FLOOR MODERN APARTMENT WITH LIFT, GATED CARPARK AND GREAT VIEWS OVER THE BRIDGEWATER CANAL. IDEAL FOR TOWN CENTRE/METROLINK. OVER 1000 SQFT!!!

HALLWAY WITH STORAGE. OPEN PLAN LOUNGE DINING AND KITCHEN WITH BALCONY ACCESS. THREE DOUBLE BEDROOMS ALL WITH BALCONY ACCESS. TWO BATH/SHOWER, ONE EN SUITE. ALLOCATED PARKING. ENERGY RATING:

CONTACT SALE 0161 973 6688

£285,000

in detail



A fantastic Three Bedroomed, modern Third/Top Floor Apartment with over 1000 sq ft of accommodation.

The Development sits onto the Bridgewater Canal which offers great views from the Lounge, Kitchen and One of the Bedrooms with both having direct access onto a lovely balcony. In addition the other two bedrooms both have their own small balconies aswell!

Harley Road is a really convenient location which is a short distance to the Town Centre, Metrolink and several of the Local Schools.

In addition to the accommodation there is a gated Residents Carpark and Lift to all floors.

An internal viewing will reveal:

Communal Entrance with stairs and Lift to all floors.

Apartment Hallway with entry phone system. Large Storage cupboard which houses the boiler. Doors then open to the Lounge, Three Bedrooms and Bathroom.

Open Plan Lounge and Dining Room, an excellent-sized living space which has a set of sliding Patio doors opening onto a lovely Balcony which overlooks the Bridgewater Canal. Open Plan to the Kitchen.

The Kitchen is fitted with an extensive range of gloss finish base and eye-level units with chrome handles and worktops over and inset stainless steel sink unit with mixer tap. Built-in stainless steel electric oven with ceramic hob. Integrated. Integrated fridge freezer, dishwasher and washing machine. Window overlooks the canal.

Bedroom One, a well proportioned room having a set of uPVC double glazed sliding doors opening onto a small Balcony. Built in wardrobe. Door to the En Suite Shower Room.

En Suite Shower One, fitted with a suite comprising of: wet room style shower, wall hung wash hand basin, WC. Wall mounted heated chrome towel rail radiator.

Bedroom Two, another good Double Bedroom again having a set of sliding Patio doors opening onto a small balcony. Built-in wardrobes.

Bedroom Three, still a good sized room having a uPVC double glazed door which opens onto the main balcony overlooking the canal.

The Bathroom is fitted with a white suite and chrome fittings comprising of: shaped panelled bath with curved glass shower screen and thermostatic shower over. WC. Pedestal wash hand basin.

Outside there is Resident Allocated Parking plus visitor spaces within a gated carpark.

A very unique Apartment with amazing Canal views and Balconies!



Approx Gross Floor Area = 1023 Sq. Feet
= 94.83 Sq. Metres

