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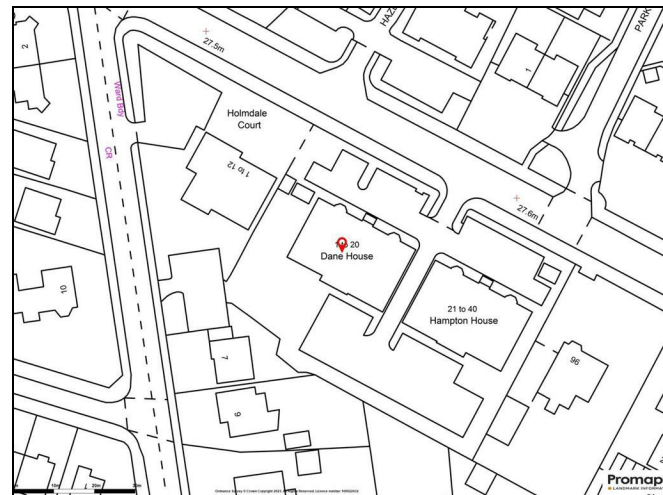
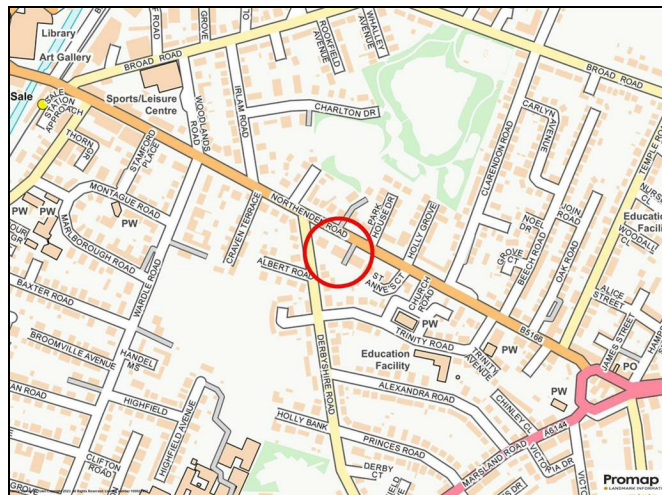


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, head east on School Rd/B5166 towards Hayfield St. Turn left onto Sibson Rd/B5166 then turn right onto School Rd/B5166. Turn right then turn left. 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		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

Dane House 92 Northenden Road Sale, M33 3UR



****NO CHAIN** A SUPERBLY PROPORTIONED, LARGER THAN AVERAGE, TWO BEDROOMED SECOND FLOOR APARTMENT. LIFT TO ALL FLOORS. EXCELLENT ROOMS SIZES THROUGHOUT. IDEAL FOR TOWN CENTRE/METROLINK. 926 SQFT.**

Hall with plenty of storage cupboards. Large Lounge. Breakfast Kitchen. Two spacious double Bedrooms. Two Bath/ Shower - One En Suite. Resident Parking. Energy Rating:

CONTACT SALE 0161 973 6688

£285,000

in detail



A superbly proportioned, larger than average, Two Double Bedroomed, Second Floor Apartment, located within this impressive contemporary-design Development with Lift to all floors.

Internally, the property offers excellent sized rooms throughout and modern Kitchen and Bathroom fittings.



The location is perfect, being a short distance to the Metrolink, Town Centre and all its facilities.

In addition to the Accommodation, there is Resident Parking and well-kept Communal Garden Areas.

An internal viewing will reveal:
Communal Entrance with entry phone system. Lift and stairs to all floors.

Entrance Hall. Opening into the inner hallway, two doors open to two useful storage cupboards and then double doors open to a further useful cloaks cupboard.

Inner Hallway. Doors opening to the Lounge, Two Bedrooms, Bathroom and Breakfast Kitchen. Inset spotlights to the ceiling.



Lounge. A well proportioned Reception Room having a wide angle three section uPVC double glazed bay window to the front elevation. built in storage/display cabinets.

Breakfast Kitchen. A good sized kitchen with plenty of space for a table. The kitchen itself with a range of modern base style units with worktops over and inset one and a half bowl stainless steel sink with mixer tap. Built in stainless steel fronted electric oven with four ring gas hob. Integrated fridge freezer. Integrated washing machine. Space and plumbing suitable for a slim dish washer. uPVC double glazed window to the side elevation. Wall mounted Glow-Worm gas central heating boiler. Tiled floor.

Bedroom One. An excellent sized double bedroom having two uPVC double glazed windows to the front elevation. Modern built in wardrobes. Door through to the En-Suite Shower Room.

Shower Room. Fitted with a suite comprising of enclosed shower cubicle with thermostatic shower. Pedestal wash hand basin. Low level WC. Wall mounted heated polished chrome towel rail radiator. Tiled floor.

Bedroom Two. Another superb double bedroom, much larger than many other similar apartments. Having two uPVC double glazed windows to the front elevation. Modern built in wardrobes.

Family Bathroom. Fitted with a suite comprising of panelled bath with thermostatic shower over. Wash hand basin. WC. Wall mounted heated polished chrome towel rail radiator. Tiled floor. Inset spotlight to the ceiling.



The development is surrounded by well kept Communal Gardens and there is resident and visitor parking.

Always popular apartments!

- Leasehold - 999 years lease ends 3001 - Council Tax Band D



Approx Gross Floor Area = 926 Sq. Feet
= 86.1 Sq. Metres

