



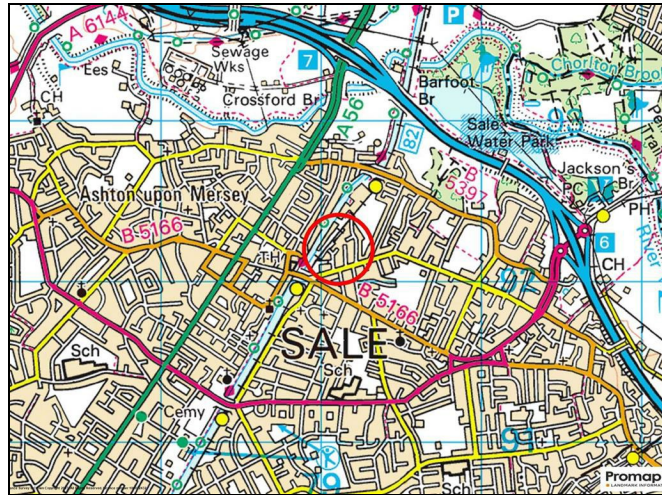
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**SALE OFFICE:**  
 91-93 SCHOOL ROAD, SALE,  
 CHESHIRE M33 7XA  
 TEL: 0161 973 6688  
 FAX: 0161 976 3355  
 Email: sale@watersons.net

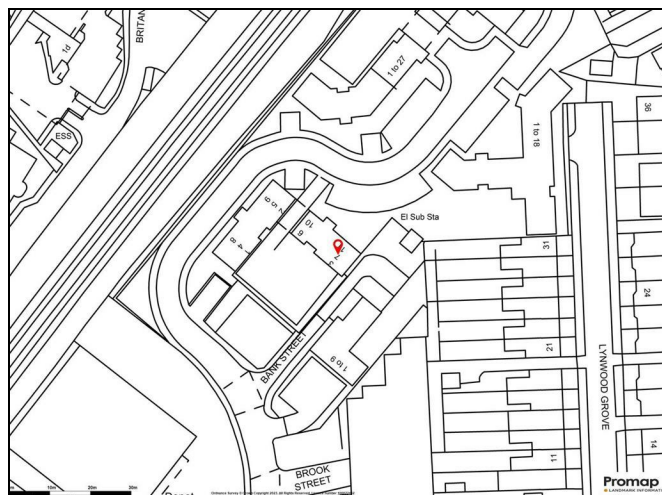


INDEPENDENT ESTATE AGENTS

# location



Head east on School Rd/B5166 towards Hayfield St. Turn left onto Sibson Rd/B5166 then turn right onto School Rd/B5166. Turn left onto Broad Rd then turn left onto Wharf Rd. 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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 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.



INDEPENDENT ESTATE AGENTS

# Flat 3, Central 2 Wharf Road Sale, M33 2ZE



**A STYLISH TWO BEDROOMED GROUND FLOOR APARTMENT IDEALLY POSITIONED WITHIN THIS POPULAR MODERN DEVELOPMENT. VERY CONVENIENT BEING CLOSE TO TOWN CENTRE AND METROLINK.**

**Hallway. Lounge and Dining room. Kitchen. Two good-sized Bedrooms both with wardrobes.. Two Bath/ Shower - one En Suite. Resident Parking.**

**CONTACT SALE 0161 973 6688**

**£220,000**

# in detail



A stylish, Two Bedroomed, Ground Floor apartment located within this popular, modern Development.

The position is ideal being within the heart of the Town Centre perfect for the Metrolink and all facilities.

Internally the property has good sized rooms throughout, neutral re decoration and a Contemporary re fitted kitchen with granite worktops.

In addition to the accommodation there are Resident Parking, Visitor Spaces and well-maintained Garden Areas.

An internal viewing will reveal:

Ground Floor Communal Entrance with a staircase leading to all floors.

Door through to Apartment 3. A lovely Entrance into the property having doors providing access to the Lounge, Two Bedrooms and Bathroom.

Lounge and Dining room, a well-proportioned reception room having two uPVC double glazed windows to the front. Opening into the Kitchen.

Kitchen, re fitted with a range of gloss finish base and eye level units with granite worktops over and inset stainless steel one and a half bowl sink unit with mixer tap. Built in electric oven with four ring gas hob and extractor over. Integrated fridge freezer and dishwasher. UPVC double glazed window to the rear elevation. Wall mounted gas central heating boiler.

Bedroom One. An excellent-sized Double Bedroom having uPVC double glazed window. Built in wardrobe. Door through to the En Suite Shower Room.

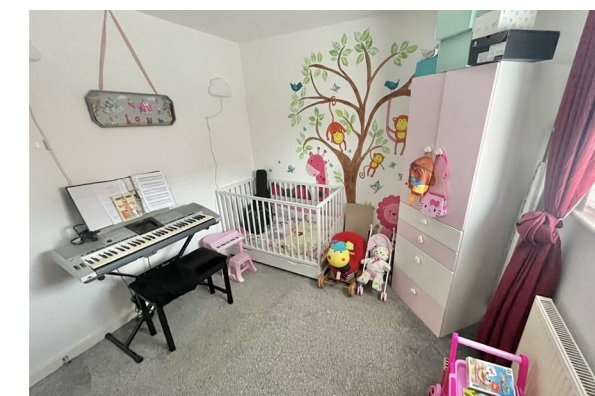
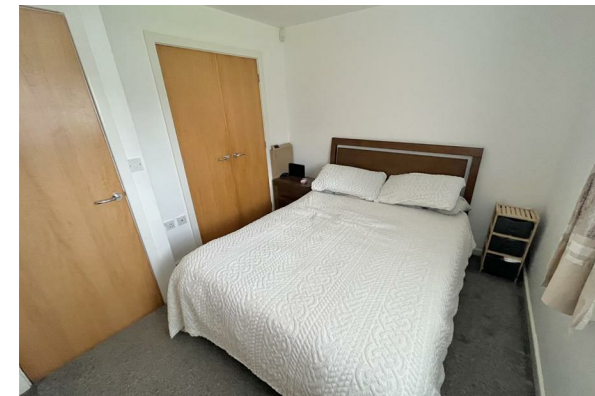
En Suite Shower Room re-fitted with a contemporary white suite with chrome fittings comprising of: enclosed shower cubicle with thermostatic shower, wall hung sink unit, WC.

Bedroom Two. Another good-sized Bedroom having a uPVC double glazed window. Built in wardrobe.

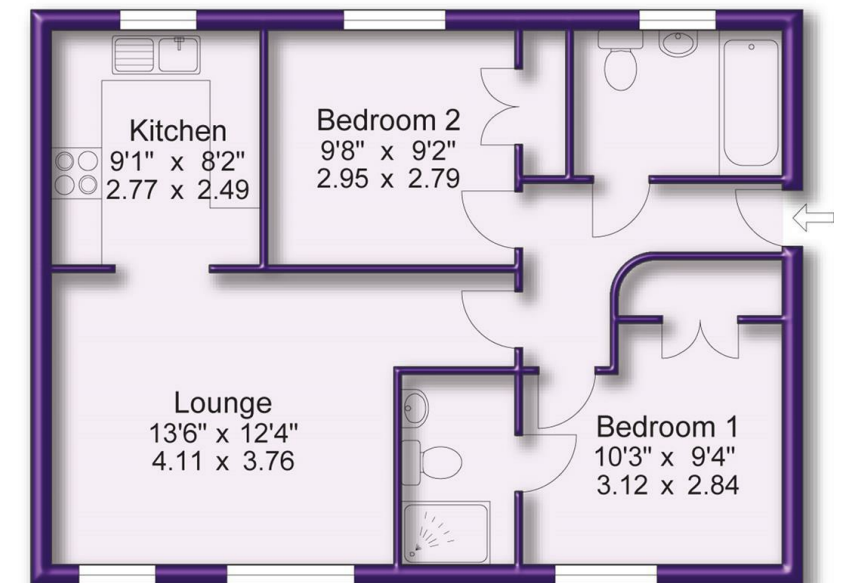
Bathroom, fitted with a contemporary white suite with chrome fittings comprising of: panelled bath, WC. Wall hung basin. Opaque uPVC double glazed window.

Outside, the development has well maintained Communal Garden Areas and there is Allocated Number Resident Parking as well as some Visitor Spaces.

Can't get more convenient!



Approx Gross Floor Area = 604 Sq. Feet  
= 56.00 Sq. Metres



Ground Floor