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PROPERTY SALES AND RENTALS



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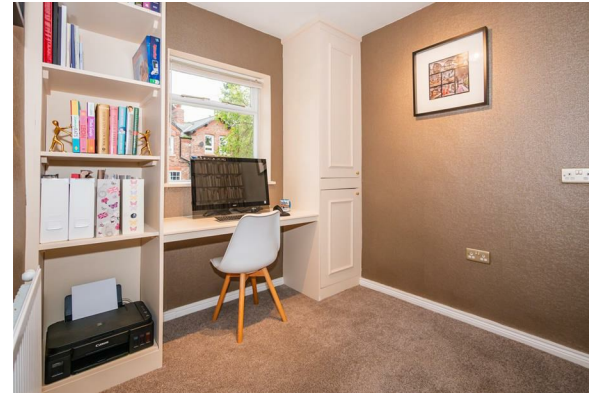
Sale, M33 5PD



£395,000

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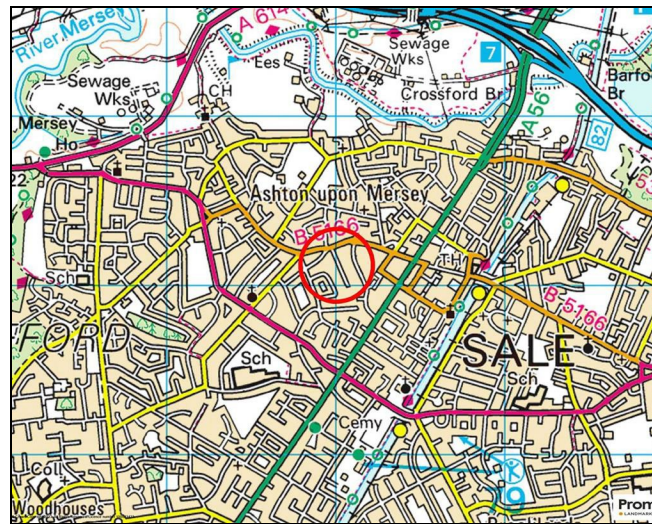


energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(22-35) A
(81-91) B			(31-41) B
(69-80) C			(49-59) C
(55-68) D			(65-80) D
(39-54) E			(81-94) E
(21-38) F			(101-120) F
(1-20) G			(131-150) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions

England & Wales EU Directive 2002/91/EC



Overview

A STUNNING LARGE, COMPREHENSIVELY UPGRADED AND IMPROVED, TWO DBL BEDROOMED DULEX APARTMENT POSITIONED OVER THE GROUND AND LOWER GROUND FLOORS WITHIN THIS IMPRESSIVE PERIOD PROPERTY. BEAUTIFUL INTERIOR. IDEAL LOCATION PERFECT FOR TOWN CENTRE AND SCHOOLS. GARAGE.

Hallway. Gorgeous Lounge. Impressive large 26' Dining Kitchen. Study. Shower Room. Two Dbl Bedrooms. Two further Bath/Shower Rooms, one en Suite. Resident Parking + Garage.

CONTACT SALE 0161 973 6688



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.

in detail

A Gorgeous, comprehensively upgraded and improved, Two Double Bedroomed, Duplex Apartment located within this beautiful Period Property and offers over 1200 sqft of Accommodation.

Internally, the property has neutral redecoration, modern Kitchen and Bathroom fittings and lovely period features such as, sash windows, Plantation shutters, tall coved ceilings, picture rails and a stunning fireplace in the Lounge.

The location is ideal, being a 'leafy' cul de sac only a short distance to the Metrolink, Schools, Sale Town Centre and Ashton on Mersey Village with all their facilities

In addition to the Accommodation, there is Resident Parking to the front, Single Garage and established Communal Garden Areas.

An internal viewing will reveal:

Communal Entrance with

Ground Floor Hallway. Having doors providing access to the Lounge, Dining Kitchen and a beautiful stained glass door with adjacent stained glass window opening to the Shower Room.

Lounge. A magnificent large reception room, having a wide square bay window to the front with recently replaced double glazed sash windows which have three quarter height attractive Plantation shutters. Double glazed French doors to the side open to a Juliette Balcony. Beautiful fireplace feature to the chimney breast. Coved ceiling. Picture rail surround. Glass balustrade staircase leads to the lower ground floor.

Dining Kitchen. A wonderful large 26' room with plenty of space for a dining table. The kitchen is fitted with an extensive range of units including a large U shaped island unit. Inset sink unit with 'insinkerator'. Built in appliances include Neff oven, duel combination microwave above, induction hob, fridge freezer and dishwasher. To room has a square bay window to the rear with sash windows and beautiful stained glass lights. Two additional windows to the side, with all windows enjoying views over the communal gardens. Coved ceiling. Picture rail surround. Wood flooring. Door to the Study.

Study. A really useful extra room, perfect as a home study or third bedroom. Having a window to the rear overlooking the gardens.

Lower Ground Floor Hallway. Doors provide access to Two of the Bedrooms and Shower Room.

Shower Room. Fitted with contemporary white suite with chrome fittings comprising of enclosed shower cubicle with thermostatic shower over. Fitted unit with enclosed system WC and vanity sink unit. Space and plumbing for a washing machine. Tiled floor, part tiled walls.

Bedroom One. A superb large double bedroom having uPVC double glazed windows to the front and side elevations. Inset spotlights to the ceiling. Large opening to the En Suite Bathroom.

En Suite Bathroom. Fitted with contemporary white suite with chrome fittings comprising of free standing deep bath with wall mounted chrome taps. Large shower enclosure with thermostatic shower and "Drench" shower head. WC. Wash hand basin. Wall mounted heated chrome period style towel rail radiator. Tiled floor, part tiled walls.

Bedroom Two. Another good sized bedroom having a set of double glazed French doors opening to the side with steps up to the gardens.

Externally the property is surrounded by lovely established gardens.

There is resident parking to the front aswell as having a good sized single Garage located at the back of the building. There is access within the building to some additional storage space within the Cellars.

An incredible apartment which feels like home!

Approx Gross Floor Area = 1238 Sq. Feet
= 114.76 Sq. Metres

