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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. Continue straight onto Tatton Rd/B5166, Tatton Rd/B5166 turns left and becomes Ashfield Rd. Turn right onto Cross St/A56. Turn left onto Park Ave and turn left onto York Ave. The destination will be on the left



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		78	78
	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

2 York House York Avenue

Sale, M33 6HD



****NO CHAIN** A WELL PROPORTIONED ONE BEDROOMED FIRST FLOOR APARTMENT LOCATED WITHIN THIS POPULAR DEVELOPMENT. IDEAL LOCATION CLOSE TO TOWN CENTRE AND METROLINK. GARAGE + PARKING.**

Hall with storage. Large Lounge. Kitchen. Double Bedroom. Bathroom. Communal Gardens. Resident parking + Garage. EPC Rating C

CONTACT SALE 0161 973 6688

£150,000

in detail



A well proportioned One Bedroomed First floor apartment within this popular development.

The property offers good sized rooms throughout including a large Lounge and a good sized kitchen in comparison to other similar apartments.

This particular development is quite small, only three apartments share the main entrance and there is only one apartment per floor.

The location is really convenient being on a popular road which is close to Sale Town Centre and Metrolink. It is also convenient for local buses to Altrincham and Manchester Town Centre, as well as the motorway networks.

There are well kept Communal Gardens, Residents/Vistor Parking and a Single Garage.

An internal viewing will reveal:

Entrance Hall. Having a door providing access to the Lounge, Bedroom and Bathroom and then a further doorway opening in to a useful storage cloak cupboard.

Lounge. A well proportioned Reception Room having a uPVC double glazed window to the front elevation. Coved ceiling. Glazed door through to the Breakfast Kitchen.

Kitchen. A good sized Kitchen with a range of base style of units with worktops over and inset one and a half bowl sink unit with mixer tap. Ample space for a range of freestanding appliances. uPVC double glazed window to the front elevation. Cupboard houses the Worcester gas central heating boiler.

Bedroom. A good sized double bedroom having a uPVC double glazed window to the rear elevation. Doorway opening into a useful wardrobe.

Bathroom. Fitted with a white suite with chrome fittings comprising of panelled bath with electric shower over. Vanity sink unit. WC. Opaque uPVC double glazed window to the side elevation. Part tiled walls.

Outside the property is surrounded by well kept Communal Garden Area and the property also has a Single Garage located at the back of the building.

NO CHAIN! Such a convenient location!

Leasehold - 189 years - 141 years left



Approx Gross Floor Area = 542 Sq. Feet
= 50.24 Sq. Metres

