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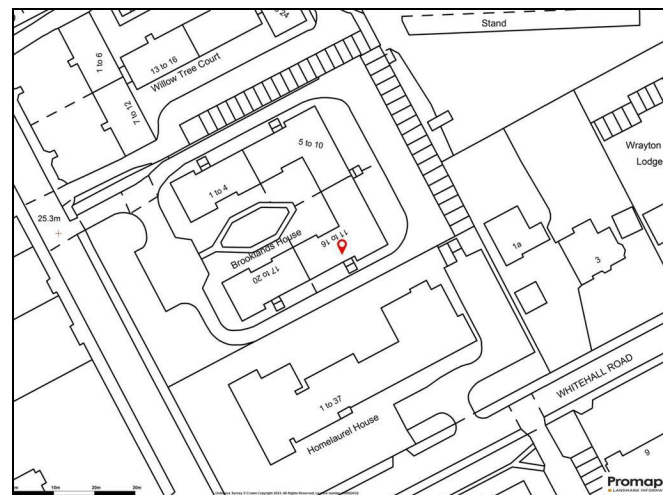
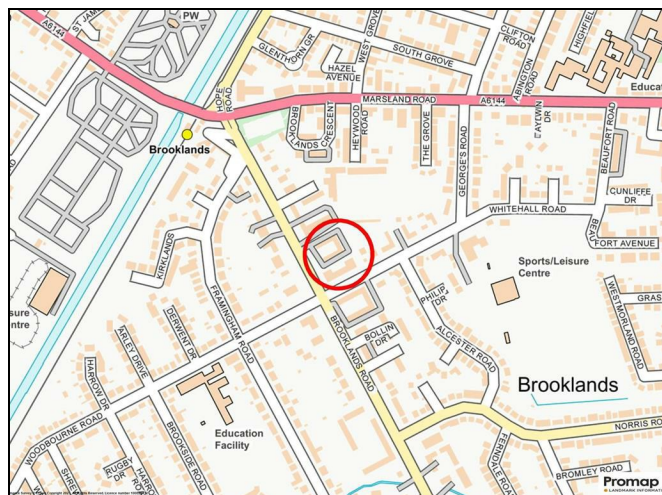


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale Office, proceed on School Road and turn right onto Sibson Rd/B5166. Turn left onto Washway Rd/A56 then left onto Marsland Rd/A6144. Turn right onto Brooklands Rd and the destination will be on the left



INDEPENDENT ESTATE AGENTS

# Flat 16, 21 Brooklands House Brooklands Road, Sale, M33 3QH



**A BEAUTIFUL, COMPREHENSIVELY UPGRADED AND IMPROVED, LARGER THAN AVERAGE THREE BEDROOMED MAISONETTE APARTMENT WITH ITS OWN FRONT AND BACK DOOR. CONTEMPORARY KITCHEN AND BATHROOM FITTINGS. IDEAL FOR METROLINK AND SHOPS. OVER 1000 SQFT.**

**GF Hall. FF Landing. 17' Lounge. Kitchen. Three double Bedrooms. Two Shower Rooms, One En suite. Established Communal Gardens.**

**CONTACT SALE 0161 973 6688**

## 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		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.

**£299,950**

# in detail



A Stunning, comprehensively upgraded and improved, Three Bedroomed Maisonette Apartment with its own private front and back doors.

Always a popular development, perfect for the Metrolink at Brooklands and Local Shops.

The apartment is much larger than other similar apartments with the accommodation extending to over 1000 sqft.

Internally, the property has been tastefully refurbished to includes neutral re decoration, Contemporary kitchen and bathroom fittings and new has central heating boiler.

Brooklands House is surrounded by well-kept Communal Gardens.

An internal viewing will reveal:

Ground Floor Private Entrance with uPVC double glazed front door. Staircase rises to the first floor.

First floor Landing having doors providing access to the Lounge, Bedrooms, Kitchen and Shower Room. Useful storage cloaks cupboards.

Lounge. A wonderful, large Reception Room having a uPVC double glazed window to the front overlooking the Communal Gardens.

Kitchen, re fitted with a range of gloss finish base and eye-level units with worktops over and inset one-and-a-half bowl stainless steel sink unit mixer tap. Built-in oven with four ring hob. Integrated fridge freezer. Space and plumbing suitable for a washing machine and dryer. Wall-mounted 'Worcester' gas central heating boiler concealed within one of the cupboards. UPVC double glazed window to the rear and a opaque uPVC double glazed door opens to the rear. From the kitchen there is access to an external storage cupboard, then a staircase leads down to the gardens.

Bedroom One. A superb large double bedroom having a uPVC double glazed window to the front elevation providing views over the Communal Gardens. The room enjoys extensive modern built in wardrobes, drawers and bedside cabinets. Inset spotlights.

Bedroom Two. Another good-sized Bedroom with a uPVC double glazed window to the rear elevation. Door to the En Suite Shower room.

En Suite Shower Room, fitted with a Contemporary white suite with chrome fittings comprising of: Enclosed shower cubicle, vanity sink unit, WC. Wall mounted heated chrome towel rail radiator. Opaque uPVC double glazed

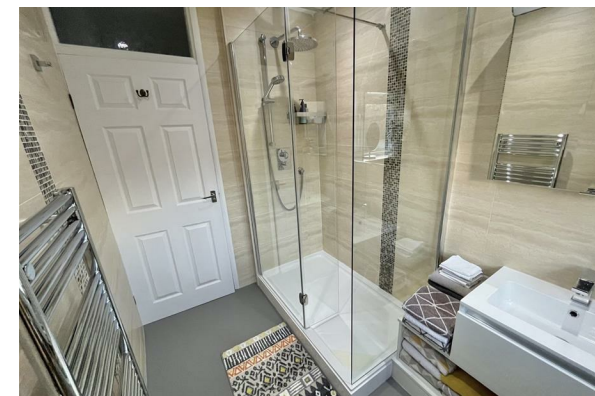


window to the rear.

Bedroom Three, another excellent double room, currently used as a Dining room. Having a uPVC double glazed window to the front.

Shower Room, re fitted with a suite comprising of: large walk in shower, vanity sink unit, WC. Wall mounted heated towel rail radiator. Opaque, uPVC double glazed window to the rear elevation.

A wonderful apartment which feels more like a house!



Approx Gross Floor Area = 1026 Sq. Feet  
= 95.3 Sq. Metres

