



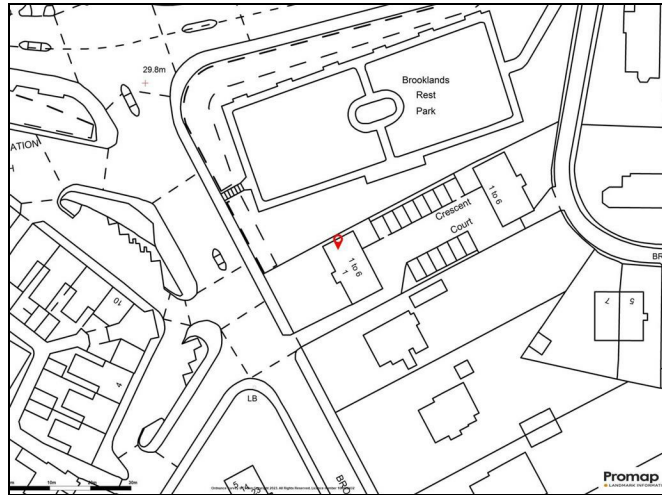
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

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

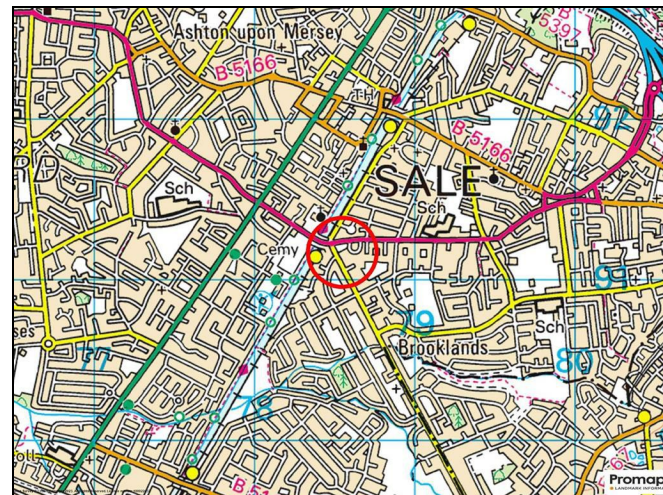
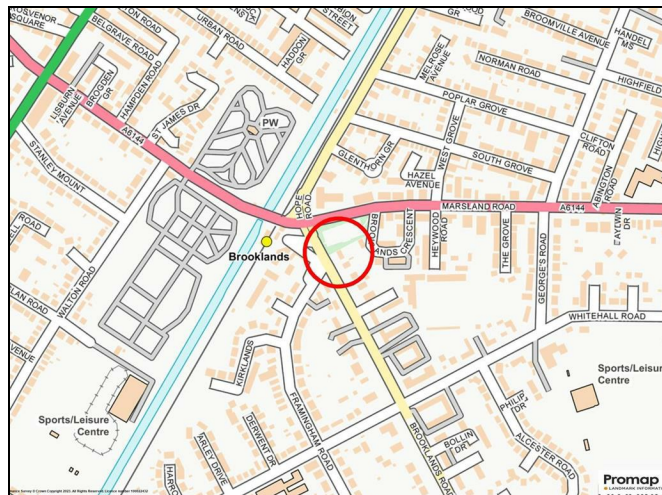


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, proceed on School Road then turn left onto Sibson Rd/B5166. Turn right onto School Rd/B5166 and turn right onto Hope Rd. Continue onto Brooklands Rd and the property 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	71	74

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

The Newlands Brooklands Road

Sale, M33 3QH



AN EXCELLENT SIZED TWO BEDROOMED SECOND/TOP FLOOR APARTMENT WITHIN THIS VERY POPULAR DEVELOPMENT. GARAGE. LOCAL SHOPS + METROLINK JUST OVER THE ROAD.

Hallway with storage. Large Lounge. Kitchen. Two good-sized Bedrooms. Bathroom. Garage. Established Communal Gardens.

CONTACT SALE 0161 973 6688

£200,000

in detail



An excellent-sized, Two Bedroomed Second/Top Floor Apartment located within this very popular Development.

Ideal location, close to local shops and the Metrolink which are literally just over the road!

Internally, there are good-sized rooms throughout, uPVC double glazing and gas central heating. There is also a useful storage cupboard which is shared with another flat.

In addition to the Accommodation, there is a Single Garage. The Development is then surrounded by established Communal Gardens.

An internal viewing will reveal:

Entrance Hall. A spacious Entrance into the property, having doors providing access to the Lounge, Kitchen, Two Bedrooms, Bathroom and useful Storage Cupboard.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed window to the front elevation plus an additional uPVC double glazed window to the side. Fireplace feature to one wall. Door to Bedroom 2 - currently used as a separate Dining Room.

Kitchen, fitted with a range of base and eye-level units with worktops over and inset sink unit with mixer tap. Ample space for a range of freestanding appliances. uPVC double glazed window overlooking the rear. Wall mounted gas central heating boiler.

Bedroom One. An excellent-sized Double Bedroom, having a uPVC double glazed window to the front. Built-in wardrobes,

Bedroom Two. Another good-sized Bedroom, having a uPVC double glazed window to the rear plus an additional window to the side.

Bathroom, fitted with a suite comprising of: panelled bath, separate enclosed shower cubicle with thermostatic shower. Enclosed cistern WC and vanity sink unit. Opaque, uPVC double glazed window to the rear.

Externally, the Development enjoys excellent, well-maintained, Communal Garden Areas.

Within the Development, the Apartment has a Single Garage.

Such a convenient place to live!



Approx Gross Floor Area = 594 Sq. Feet
= 55.1 Sq. Metres

