



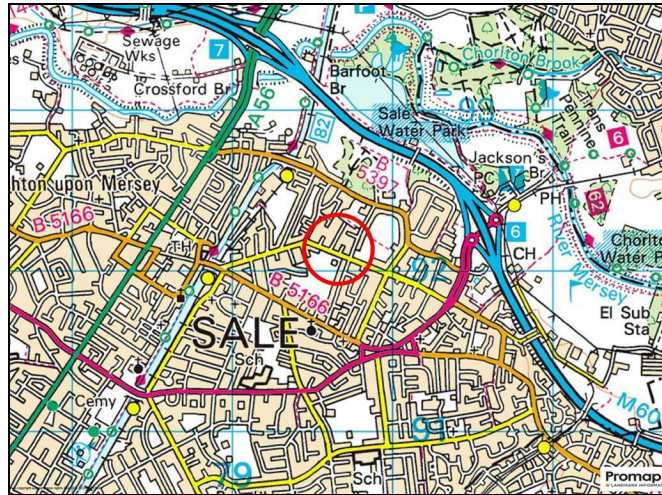
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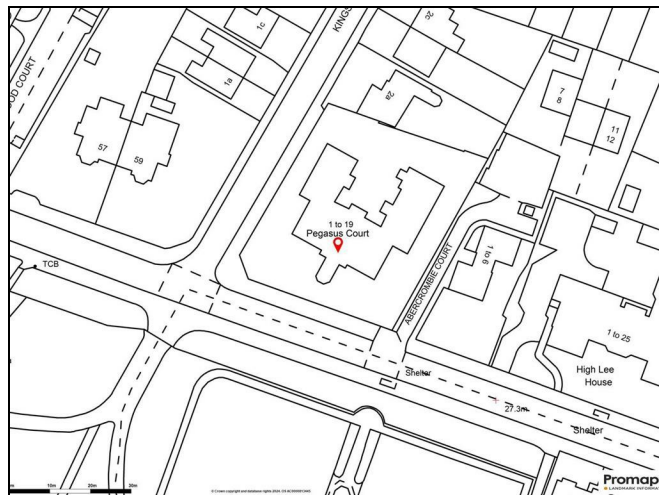
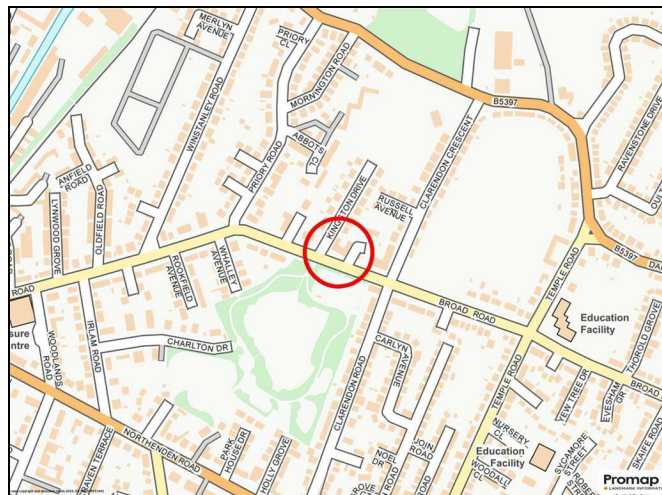


INDEPENDENT ESTATE AGENTS

# location



Head east on School Rd/B5166 towards Hayfield St. Turn left onto Sibson Rd/B5166 which turns into Springfield Road. Turn left onto Broad Rd and the property 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			
		75	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# Pegasus Court Broad Road

## Sale, M33 2ES



**\*\*NO CHAIN\*\*A SUPERB GROUND FLOOR APARTMENT WITHIN THIS POPULAR OVER 55'S DEVELOPMENT. DELIGHTFUL VIEWS OVER THE ESTABLISHED GARDENS. FRENCH DOORS FROM LOUNGE TO A PATIO. IDEAL LOCATION FACING WORTHINGTON PARK. RESIDENT FACILITES.**

**Hall with cloaks cupboards. Lounge. Kitchen. Double Bedroom with built-in wardrobes. Shower Room. Immaculate communal gardens.**

**CONTACT SALE 0161 973 6688**

**£150,000**



# in detail



A superb Ground First Floor Over 55's Retirement Apartment which enjoys a lovely position having delightful views over the established Gardens.

The property is located within this very popular development on Broad Road which enjoys a wonderful position facing the beautiful open space of Worthington Park. making it within an easy reach of the Town Centre and Metrolink.

As with many similar Apartments, the development has Resident Facilities to include: large Communal Lounges on the Ground Floor, Laundry and Guest Room.

The Apartment comprises:

Communal Entrance and Hall with Lift and Staircase to all floors.

Apartment Hallway with storage cupboard housing the hot water tank.

Lounge A lovely reception room which has uPVC double glazed French doors opening onto a Patio area and enjoys views over the established Communal Gardens. Additional uPVC double glazed window to the rear. Fireplace feature to one wall. Door opens to the kitchen.

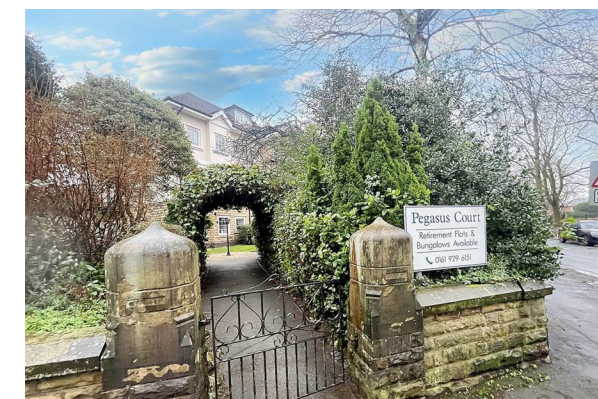
The Kitchen is fitted with a range of base and eye-level units with worktops over and inset sink unit. Built in oven. Four ring electric hob. Space for a fridge.

There is a good-sized Double Bedroom with built-in wardrobe and uPVC double glazed window.

Shower Room. A good sized room comprising of: large walk in shower enclosure with electric shower. WC, sink unit.

The development is surrounded by beautiful large well kept communal gardens.

Always a popular development within this desirable neighbourhood.



Approx Gross Floor Area = 404 Sq. Feet  
= 37.45 Sq. Metres

