



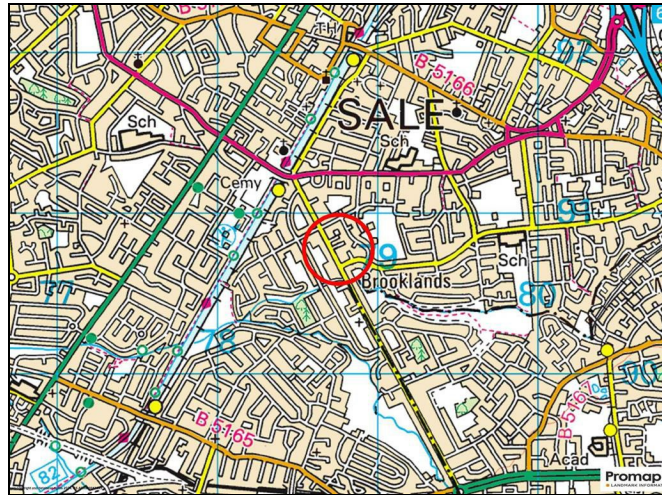
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INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, proceed on School Rd/B5166 towards Hayfield St 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 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 | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ 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 ₂ 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.



INDEPENDENT ESTATE AGENTS

6 Dorchester Court, Brooklands Road

Sale, M33 3GJ



****NO CHAIN** AN EXCELLENT SIZED TWO BEDROOMED SECOND FLOOR APARTMENT WHICH OFFERS EXCELLENT SIZED ACCOMMODATION. MODERN FITTED KITCHEN AND BATHROOM. GARAGE INCLUDED.**

Hall with storage. Large 20' Lounge/Dining. Breakfast Kitchen. Two good-sized Bedrooms. Bathroom. Garage. Established communal gardens.

CONTACT SALE 0161 973 6688

£240,000

in detail



An excellent-sized, Two Bedroomed Second Floor Apartment located within this popular development.

The location is ideal being close to the Shops and Metrolink at Brooklands making it very convenient.

Internally there is neutral re-decoration and modern Kitchen and Bathroom fittings.

The development had a completely new roof in 2023.

The Development is surrounded by large, established Communal Garden Areas and a Single Garage.

An internal viewing will reveal:

Entrance Hallway. Doors providing access to the Lounge, Kitchen, Two Bedrooms and Bathroom. Double doors open to the useful cloaks and storage cupboard and a further door provides access to a cupboard housing the meters.

Lounge. A fabulous large combined living dining room having two deep sill uPVC double glazed window to the rear elevation providing lovely views over the Communal Gardens.

Breakfast Kitchen. Fitted with a range of modern base style of units with worktops over and inset stainless steel one and a half bowl sink unit mixer tap. Built in electric oven with four ring ceramic hob with extractor hood over. Integrated fridge freezer. Useful breakfast bar area. uPVC double glazed window to the side elevation. Cupboard housing the hot and cold water tanks.

Bedroom One. A superb large double bedroom having a uPVC double glazed window to the front elevation.

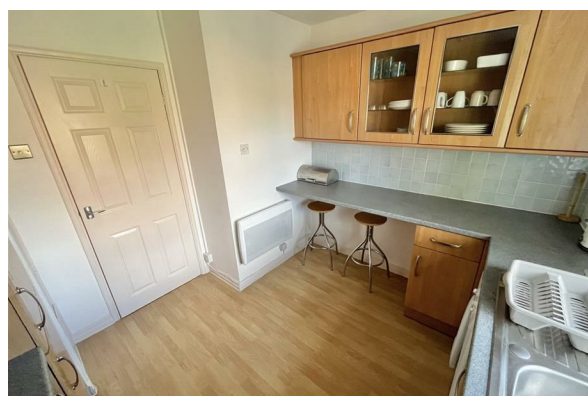
Bedroom Two. Another good double room having a uPVC double glazed window to the front elevation.

Bathroom. Fitted with a modern white suite with chrome fittings comprising of panelled bath with electric shower over. Wash hand basin. WC. Tiled floor. Part tiled walls. Inset spotlights to the ceiling.

The property has a Single Garage included.

The development is surrounded by lovely established lawned gardens.

NO CHAIN!



Approx Gross Floor Area = 772 Sq. Feet
= 71.8 Sq. Metres

