



HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622

Email: hale@watersons.net

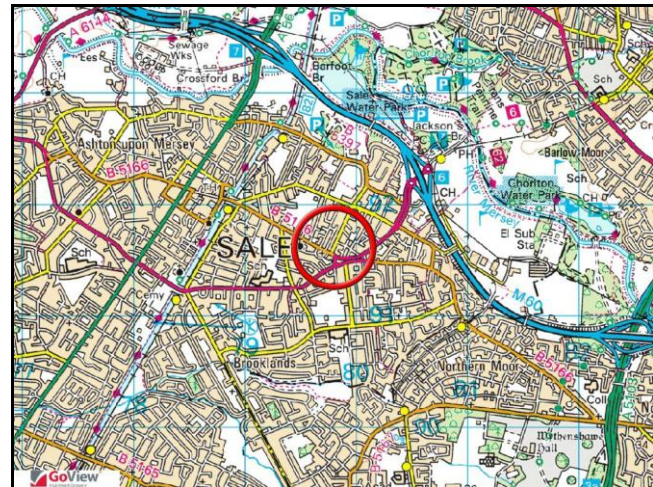
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355

Email: sale@watersons.net

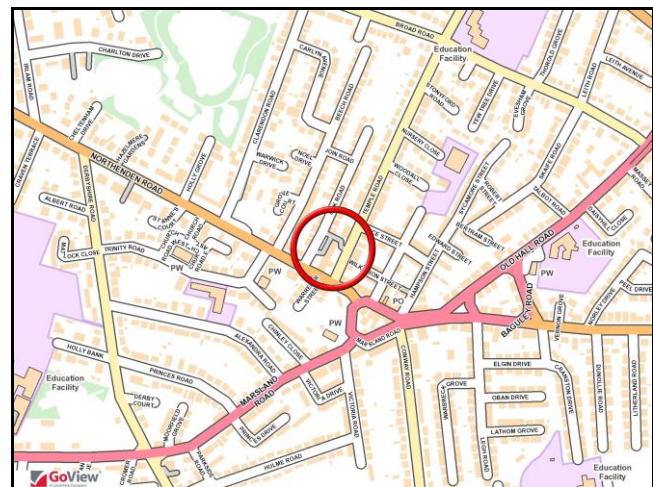


INDEPENDENT ESTATE AGENTS

location



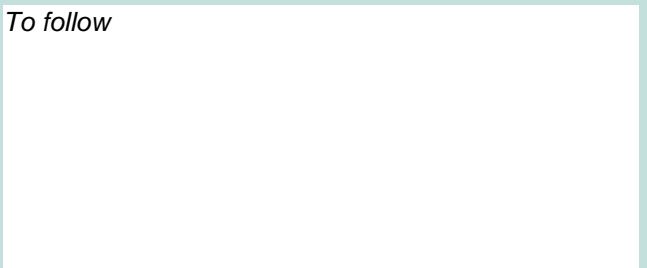
From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp left onto Sibson Road. Continue to follow the road round onto Springfield Road and at the traffic lights turn right onto School Road which quickly becomes Northenden Road. Proceed along for some time and eventually turn left onto Temple Road. The property will be found on the left hand side.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).

To follow



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

3 Warwick House, Temple Road Sale, M33 2FP



A WELL PROPORTIONED TWO BEDROOMED GROUND FLOOR APARTMENT, WITH GARAGE, IDEALLY POSITIONED WITHIN THE CENTRE OF SALE MOOR VILLAGE.

Good sized rooms throughout. Hallway with storage. Lounge/Dining room. Kitchen. Two Bedrooms. Bathroom. Allocated Garage.

“ Such a convenient location! ”

£129,950

in detail



A well-proportioned, Two Bedroomed, Ground Floor Apartment with Garage which offers over 660 sqft of accommodation.

The location is really convenient; being positioned in the heart of Sale Moor Village therefore, close to all the Shops and within an easy reach of Sale.



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

There are well-kept, Communal Garden Areas, Resident Parking and there is a Single Garage for this property.

An internal viewing will reveal:

The accommodation

Entrance Hallway having opaque, glazed front door with opaque, glazed window to one side. Doors provide access to the Lounge, Kitchen, Two Bedrooms, Bathroom and two useful storage cupboards.

17'11" x 11'7" reducing to 10'7" Lounge/ Dining Room. A superb, large Reception Room having a UPVC double glazed window to the front elevation.

8'10" x 7'8" Kitchen fitted with a range of modern base and eye-level units with worktops over and inset stainless steel sink unit with mixer tap. Built-in electric oven with four ring electric hob and stainless steel extractor hood over with stainless steel splashback. Ample space for a range of freestanding appliances. UPVC double glazed window to the front elevation.

15'9" x 8'11" Bedroom One. An excellent-sized Double Bedroom having a UPVC double glazed window to the front elevation. Large, built-in, full-height double wardrobe cupboard.

8'11" x 8'10" Bedroom Two. Another good-sized Bedroom having a UPVC double glazed window to the front elevation.

The Bathroom is fitted with a white suite with chrome fittings comprising of: panelled bath with electric shower over, enclosed cistern WC, vanity sink unit. Tiled walls. Inset spotlights to the ceiling.

Such a convenient location!



Approx Gross Floor Area = 662 Sq. Feet
= 61.37 Sq. Metres

