



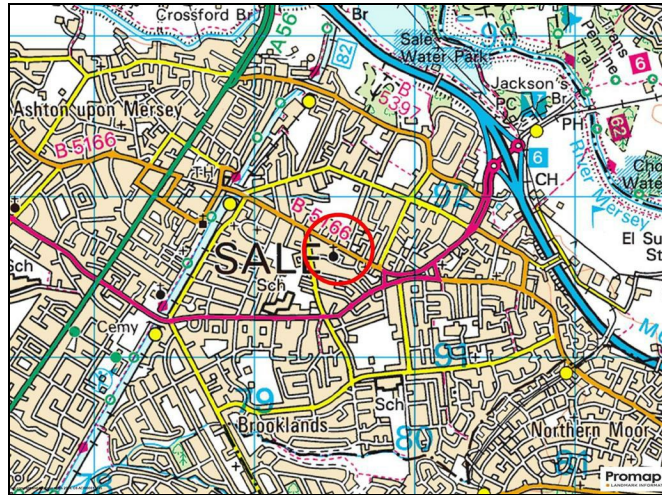
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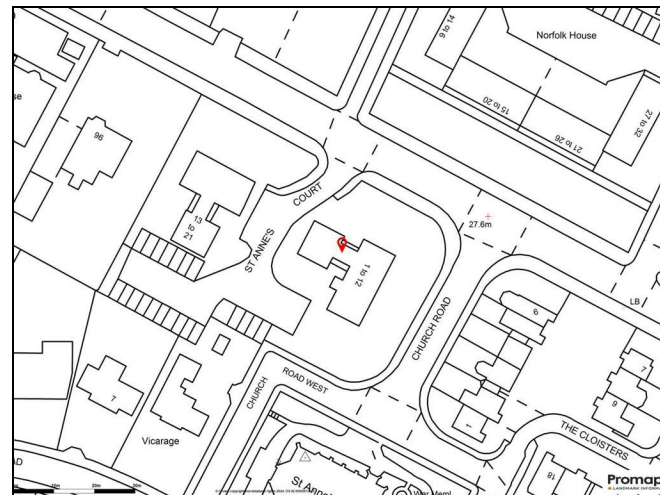
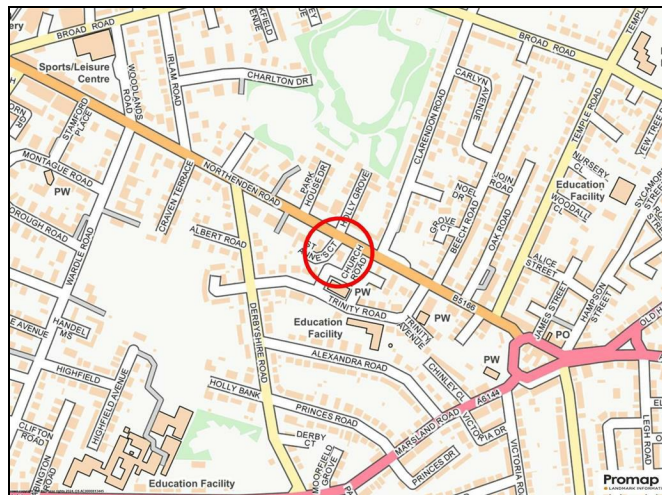


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, proceed on School Rd/B5166 towards Hayfield St. Turn left onto Sibson Rd/B5166. Turn right onto School Rd/B5166 and continue to follow the road. 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			
England & Wales		80	80
		EU Directive 2002/91/EC	

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

9 St. Anne`s Court Northenden Road, Sale, Cheshire, M33 3HB



****NO CHAIN!** A SUPERBLY PROPORTIONED FIRST FLOOR ONE BEDROOMED APARTMENT WITH GARAGE. GOOD SIZED ROOMS THROUGHOUT. DELIGHTFUL COMMUNAL GARDENS. IDEAL LOCATION NEXT TO ST ANNES CHURCH.**

Hall with storage. Lounge with bay window overlooking the gardens. Kitchen. Double Bedroom. Bathroom. Garage. NO CHAIN.

CONTACT SALE OFFICE 0161 973 6688

£160,000

in detail



A Superbly proportioned One Bedroomed First Floor Apartment with Garage, located within this ideal purpose built development.

Fabulous location adjacent to St Annes Church, only a short distance from Sale Moor Village therefore walking distance to all the shops and facilities.

This apartment enjoys one of the better positions within the building enjoying views from the Lounge and Bedroom over the Communal Gardens and St Annes church beyond.

Internally the apartment is well kept with neutral decoration and modern kitchen.

An internal viewing will reveal:

Ground floor Communal front door with staircase to the First Floor and door to Apartment 9.

Entrance Hallway with large storage cupboard.

Lounge. An excellent sized reception room with square bay window overlooking the gardens.

Kitchen with window to the front, the kitchen is fitted with a range of modern gloss fronted base and eye level units with chrome t-bar handles and laminate worktops over with inset one and a half bowl stainless steel sink unit. Breakfast bar area. Ample space for appliances. Wall mounted Gas Central Heating Boiler.

There is a good sized Bedroom 1 with window to the rear overlooking the gardens.

Bathroom, fitted with a suite and comprises panelled bath with electric shower over, pedestal wash hand basin and WC.

Externally these apartments are surrounded by well maintained communal garden areas. There is a Garage with this apartment located within the development.

Such a lovely location!



Approx Gross Floor Area = 487 Sq. Feet
= 45.2 Sq. Metres

