



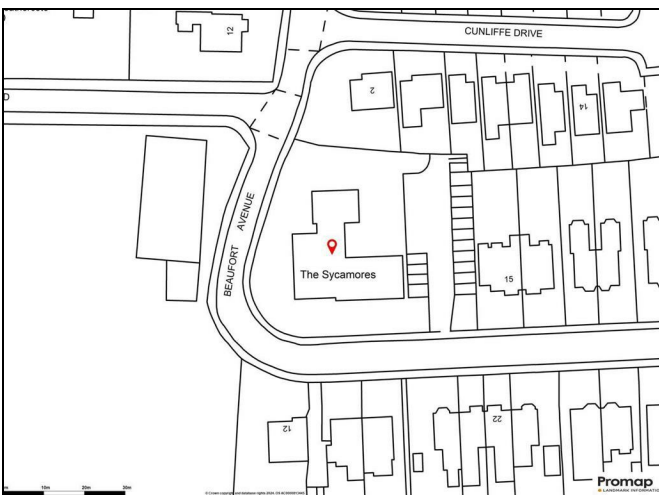
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INDEPENDENT ESTATE AGENTS

location



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	

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 the 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

The Sycamores Beaufort Avenue

Sale, M33 3WH



AN IMPRESSIVE, UPGRADED AND IMPROVED, THREE BEDROOMED FIRST FLOOR APARTMENT WHICH ENJOYS LOVELY VIEWS OVER BROOKLANDS SPORTS CLUB. IDEAL LOCATION ON THIS DESIRABLE CUL DE SAC. GARAGE INCLUDED. EXCELLENT ROOMS SIZES THROUGHOUT. IDEAL FOR TOWN CENTRE/METROLINK.

Hall with storage cupboards. Large Lounge. Good sized Kitchen. Three Bedrooms. Bathroom. Garage. Established communal gardens. Energy Rating: C

CONTACT SALE 0161 973 6688

£269,000

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in detail



An impressive, much upgraded and improved, Three Bedroomed, First Floor Apartment, located within this popular purpose built development

Internally, the property offers excellent sized rooms throughout and modern Kitchen and Bathroom fittings.

The location is perfect, being on this popular cul de sac just behind Brooklands Sports Club, perfect for the Metrolink, local shops and Town Centre.

The lounge and Bedroom One both enjoys fantastic views over Brooklands Sports Club cricket pitches.

In addition to the Accommodation, there are well-kept Communal Gardens and the property comes with a Single Garage.

An internal viewing will reveal:

Entrance Hall. Having doors providing access to the Lounge, Kitchen, Three Bedrooms and Bathroom. Sliding doors open to a useful cloaks cupboards

Lounge. A superb large reception room having two uPVC double glazed windows to the front elevation providing views over the Garden and towards Brooklands Sports Club with Cricket Club pitches beyond. Fireplace feature to one wall. Coved ceiling.

Kitchen. Fitted with an extensive range with white gloss finish base and eye level units with chrome handles and worktops over with inset stainless steel sink unit with mixer tap. Built in stainless steel fronted oven with four ring ceramic hob and extractor hood over. Integrated fridge freezer. Space and plumbing suitable for a washing machine. Wall mounted Worcester gas central heating boiler concealed within one of the cupboards. uPVC double glazed window to the rear elevation overlooking the communal gardens.

Bedroom One. A well proportioned double bedroom having a uPVC double glazed window to the front elevation providing views over the Gardens and Brooklands Sports Club beyond. Built in wardrobes to one wall.

Bedroom Two. Another good size double bedroom having a uPVC double glazed window to the rear elevation overlooking the Gardens. Built in wardrobes.

Bedroom Three. Currently used as a dining room having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bathroom. Fitted with a white suite with chrome fittings comprising of panelled bath with electric shower over and fitted glass shower screen. WC. Vanity sink unit. Opaque uPVC double glazed window to the side elevation. Tiled walls.

Much larger than similar apartments and NO CHAIN!



Approx Gross Floor Area = 848 Sq. Feet
= 78.9 Sq. Metres

