



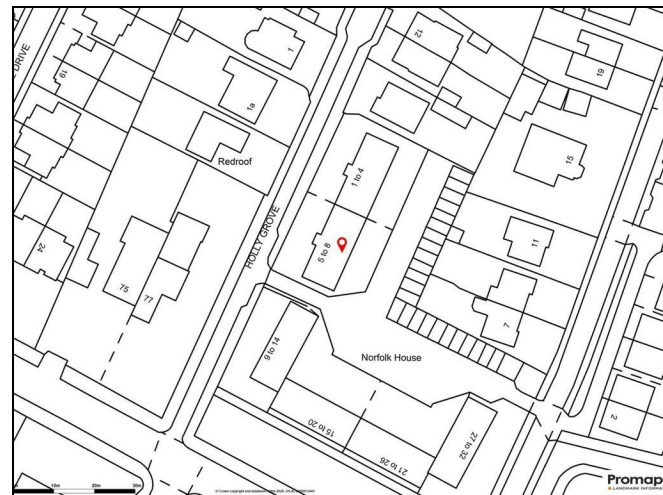
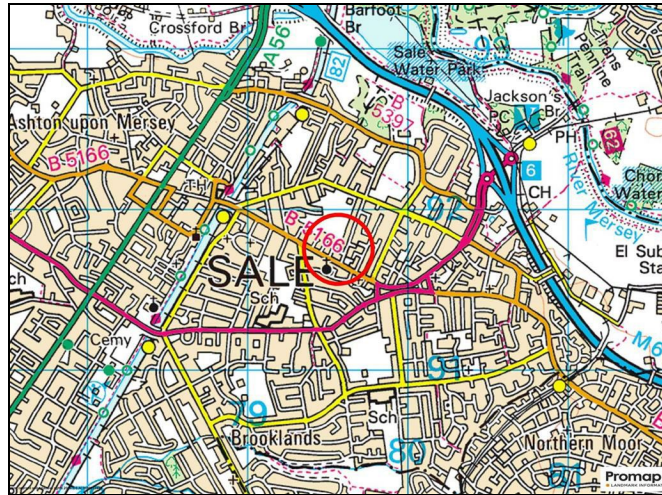
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

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



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.



INDEPENDENT ESTATE AGENTS

Flat 8, Norfolk House Holly Grove Sale, M33 2DS



****NO CHAIN** AN EXCELLENT SIZED TWO DOUBLE BEDROOMED FIRST FLOOR APARTMENT WITHIN THIS POPULAR DEVELOPMENT. LOVELY VIEWS DOWN HOLLY GROVE. IDEAL FOR TOWN CENTRE/METROLINK. GARAGE INCLUDED**

Hall with storage. Large Lounge. Kitchen. Two Dbl Bedrooms. Bathroom. Garage. Resident Parking.

CONTACT SALE 0161 973 6688

Offers Over: £220,000

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A superbly proportioned Two double bedroomed first floor apartment located within this popular purpose built development.

The location is perfect, located on this delightful tree lined cul de sac, being a short distance to the Metrolink, Town Centre and all its facilities.

In addition to the Accommodation, there is Resident Parking, single Garage and well-kept Communal Garden Areas.

An internal viewing will reveal:

Entrance Hall, having doors providing access to the Lounge, Kitchen, Two Bedrooms and Bathroom. Further doors provide access to useful storage cupboards.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed window to the front elevation. Coved ceiling. Fireplace feature to the chimney breast.

The Kitchen is fitted with a range of base and eye-level units with worktops over and inset, stainless steel sink unit. uPVC double glazed window to the rear elevation. Ample space for a range of freestanding appliances.

Bedroom One. An excellent-sized Double Bedroom, having a uPVC double glazed window to the rear elevation. Built-in wardrobes.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the front elevation. Built-in wardrobes.

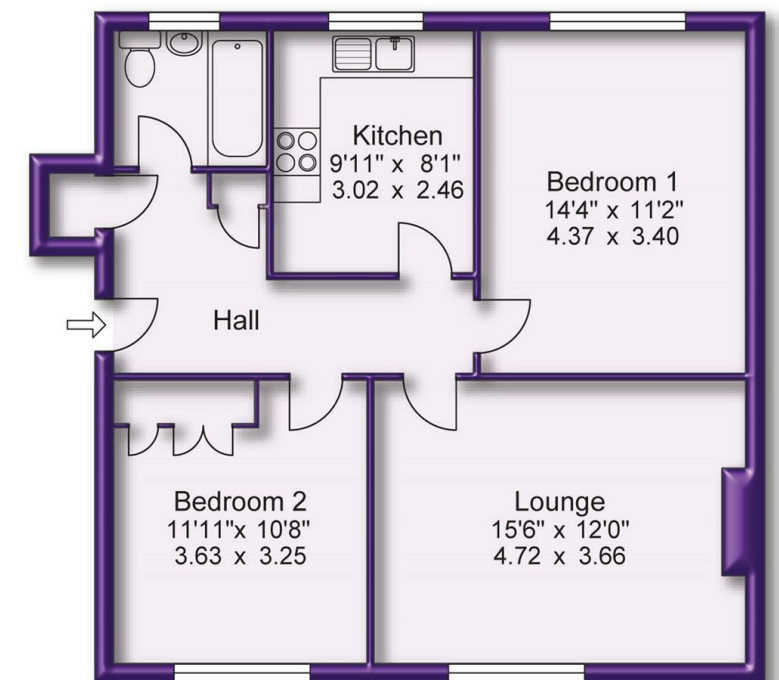
The Bathroom is fitted with a suite, comprising of panelled bath with shower mixer attachment, wash hand basin and WC. Opaque, uPVC double glazed window to the rear elevation. Tiled walls.

There are well kept communal gardens surrounding the development, this part of the development being only over two floors and facing out onto Holly Grove. To the rear there are communal gardens, parking and Garage. There is an additional storage cupboard just off the communal landing adjacent to the apartment front door where the gas central heating boiler is located.

Always a popular place to live.



Approx Gross Floor Area = 721 Sq. Feet
= 67.0 Sq. Metres



First Floor