



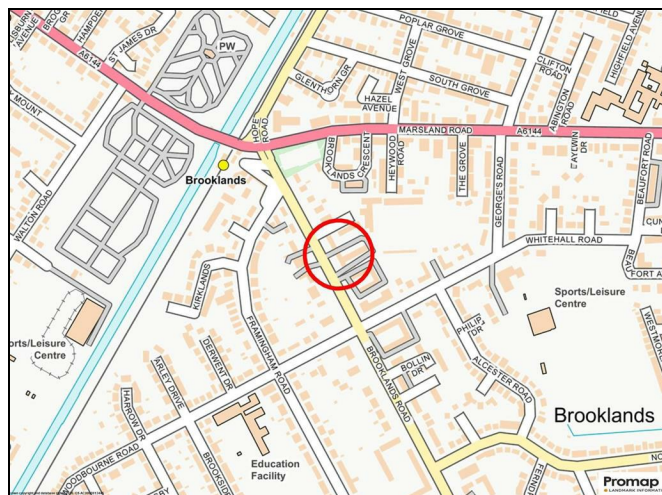
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INDEPENDENT ESTATE AGENTS

# 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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

# Willow Tree Court Brooklands Road Sale, M33 3SE



**\*\*NO CHAIN\*\* AN EXCELLENT SIZED TWO BEDROOMED FIRST FLOOR APARTMENT WITHIN THIS VERY POPULAR DEVELOPMENT. ALLOCATED PARKING + GARAGE. LOCAL SHOPS + METROLINK JUST DOWN THE ROAD. GOOD SIZED ROOMS THROUGHOUT**

**Hallway with storage. Large Lounge. Breakfast Kitchen. Two good-sized Bedrooms. Large Shower Room. Allocated Parking+ Garage. Established Communal Gardens. NO CHAIN!**

**CONTACT SALE 0161 973 6688**

**£230,000**

# in detail



An excellent-sized, Two Double Bedroomed First Floor Apartment located within this very popular Development.

Ideal location, close to local shops and the Metrolink which are literally just down the road.

In addition to the Accommodation, there is allocated Resident Parking and a Single Garage. The Development is then surrounded by established Communal Gardens.

An internal viewing will reveal:

Entrance Hall. Having doors opening to the Lounge, Breakfast Kitchen, Two Bedrooms and Shower Room. Further door opens to useful storage cupboard.

Lounge. An excellent sized reception room having a uPVC double glazed deep silled bay window to the front elevation. Coved ceiling.

Kitchen. The kitchen benefits from sufficient space for dining, fitted with a range base and eye level units with worktops over and inset one and a half sink unit with mixer tap. Built in oven with four ring hob and extractor hood over. Ample space for a range of free standing appliances. uPVC double glazed window to the rear elevation. Built in cupboards, one housing the hot water tank.

Bedroom One. A well proportioned double bedroom having a uPVC double glazed window to the front elevation. Built in wardrobe.

Bedroom Two. Another good double bedroom having a uPVC double glazed window to the rear elevation overlooking the communal gardens. Built in wardrobe.

Shower Room. A large shower room fitted as a wet room having an electric shower. Wash hand basin. WC. Wall mounted electric radiator. Opaque uPVC double glazed window to the side elevation.

Outside there are lovely established communal gardens. There are resident parking bays and a Single Garage.

Such a convenient place to live and no chain!



Approx Gross Floor Area = 739 Sq. Feet  
= 68.7 Sq. Metres

