



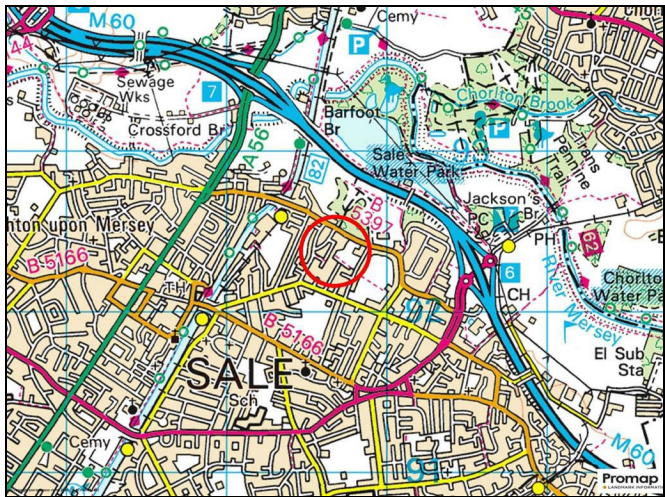
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INDEPENDENT ESTATE AGENTS

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.



INDEPENDENT ESTATE AGENTS

Abbots Court Abbots Close

Sale, M33 2DB



****NO CHAIN** A SUPERBLY PRESENTED FIRST FLOOR APARTMENT LOCATED WITHIN THIS POPULAR DEVELOPMENT CLOSE TO THE TOWN CENTRE/METROLINK. FABULOUS VIEWS OVER THE COMMUNAL GARDENS AND THE CRICKET PITCHES AT SALE SPORTS CLUB. NEWLY DECORATED AND NEW CARPETS.**

Hall with storage. Lounge with lovely views over the gardens and sports fields. Kitchen. Two Double Bedrooms. Bathroom. Resident Parking and Communal Gardens. NO CHAIN!

CONTACT SALE 0161 973 6688

£185,000



A superbly presented, First Floor Apartment located within this popular Development just off Mornington Road.

The property enjoys wonderful open views over the communal gardens and the cricket pitch at Sale Sports Club from both the Lounge and Kitchen.

The location is ideal, being within an easy reach of the Town Centre and the Metrolink just around the corner at Dane Road.

Internally, the Apartment has just been re decorated and new carpets making it perfect to just move into.

In addition to the accommodation there is resident carparking and established communal gardens.

An internal viewing will reveal:

Entrance Hall having doors providing access to the Lounge, Kitchen, Two Bedrooms and Bathroom. Useful built in storage cupboard.

Lounge. A well proportioned Reception Room having two uPVC double glazed windows to the rear elevation, providing views over the communal gardens and sports fields beyond. Coved ceiling.

The Kitchen is fitted with a range of modern base and eye level units with worktops over, inset into which is a stainless steel sink unit with a mixer tap. Built in stainless steel fronted electric oven with four ring gas hob and extractor hood over. Integrated fridge freezer and washing machine. Wall mounted Ideal gas central heating boiler. Useful, fitted worktop with seating area. Double glazed uPVC double glazed window to the rear elevation providing views over the communal gardens and open sports fields beyond. Built in storage cupboard.

Bedroom One is a Double Room having a uPVC double glazed



window to the front elevation.

Bedroom Two having a uPVC double glazed window to the front elevation.

Bathroom fitted with a suite comprising a panelled bath with thermostatic shower over, wash and basin WC. Opaque uPVC double glazed window to the front elevation. Tiled walls.

Outside, the property has well-kept Communal Garden Areas and a Residents Communal Carpark.

Such a great location and wonderful views to be enjoyed!

Approx Gross Floor Area = 578 Sq. Feet
= 53.6 Sq. Metres

