



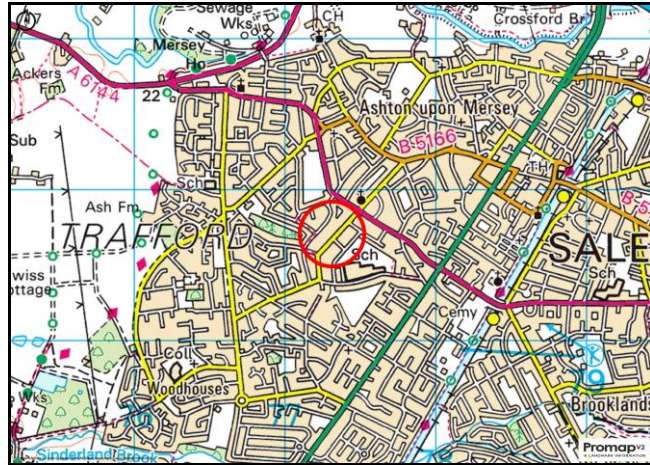
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

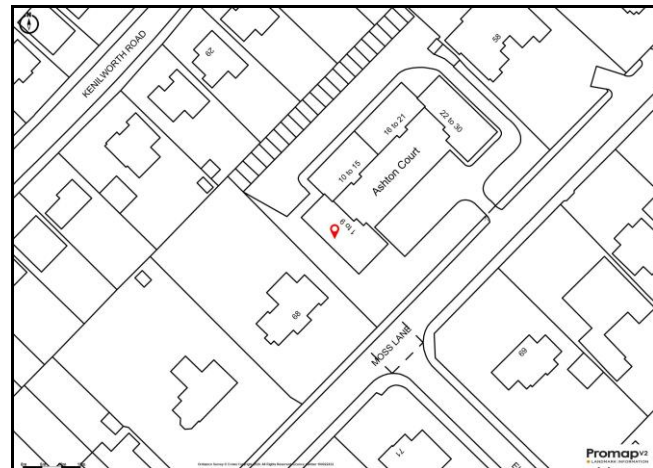
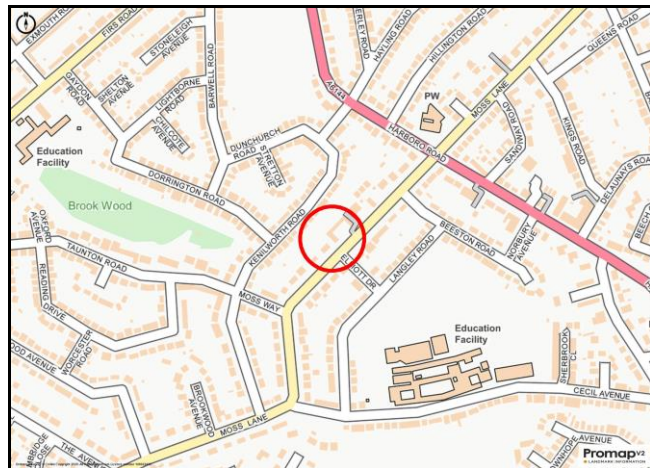


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road. At the traffic lights, go straight across Washway Road and straight onto Oaklands Drive. Continue to follow the one way system round onto Cranleigh Drive and then at the bottom turn left onto Ashton Lane/ B5166. After 0.4 miles, turn left onto Moss Lane and continue along for 0.4 miles. The property will be found on the right hand side.



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	A		
	B		
	C		
	D		
	E		
	F	67	71
Not energy efficient – higher running costs	G		

Environmental Impact Rating		Current	Potential
Very environmentally friendly – lower CO2 emissions	A		
	B		
	C		
	D		
	E		
	F	71	75
Not environmentally friendly – higher CO2 emissions	G		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

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

4 Ashton Court Moss Lane Sale, M33 5AS



A BEAUTIFULLY PRESENTED FIRST FLOOR APARTMENT IN THIS POPULAR DEVELOPMENT CLOSE TO THE METROLINK AND SALE TOWN CENTRE. 780sqft.

Communal Entrance. Hall. Kitchen. Lounge. Two/ Three Double Bedrooms. Bathroom. Garage. Residents Allocated Parking. Energy Rating: D

“ Perfect for First Time Buyers or Buy To Let Investors! ”

£229,950

in detail



A superbly-proportioned, First Floor Apartment in this modern, purpose-built Development, perfectly positioned within walking distance of Sale Town Centre, its facilities and the Metrolink.



The stylishly presented property extends to approximately 780 sq ft and is well-appointed with excellent specification Kitchen and Bathroom fittings.

Externally, there is Resident and Guest Parking in addition to a Single Garage serving Flat 4 Aston Court is set within well maintained Communal Gardens.

Comprising:

The accommodation

Entrance Hall. A spacious Entrance into the property having doors providing access to the Lounge, Bedroom Two, Kitchen and Bathroom. A further door opens to a useful shelved storage cupboard and further double doors open to useful cloaks/ storage. Tiled floor.

A stylish Kitchen re-fitted with an extensive range of gloss-finish, handleless base and eye-level units with worktops over and inset one-and-a-half bowl stainless steel sink unit mixer tap. Built-in, 'Bosch' double oven with four ring gas hob and extractor hood over. Ample space for white goods. Window overlooking the rear Gardens. The Kitchen houses the combi-boiler which supplies the gas central heating.

Lounge. A wonderful, large Reception Room having a uPVC double glazed window to the front overlooking the Communal Gardens. Attractive fireplace feature to one wall with living flame gas fire. Built-in bespoke storage shelving. Doors then open to Bedroom One. Glazed double doors open to the Dining Room or Bedroom Three.

Dining Room/ Bedroom Three having a uPVC double glazed window to the front elevation overlooking the Communal Gardens. Bespoke built-in storage cupboards and shelving across one wall.

Bedroom One. A superb, large Double Bedroom having a uPVC



double glazed window to the front elevation providing views over



the Communal Gardens. Bespoke, full height fitted wardrobes across the full length of one wall.

Bedroom Two. Another large Double Bedroom which again benefits from bespoke fitted wardrobes and a uPVC double glazed window to the front elevation.

A stylish Bathroom, recently re-fitted with a suite comprising of: deep-panelled bath with thermostatic shower with 'Hansgrohe' fittings and fitted glass shower screen, wash hand basin, WC. Wall-mounted, heated, polished chrome towel rail. Continuation of the tiled floor. Tiled walls. Half-opaque, uPVC double glazed window to the side elevation.

Approx Gross Floor Area = 786 Sq. Feet
= 72.86 Sq. Metres

