



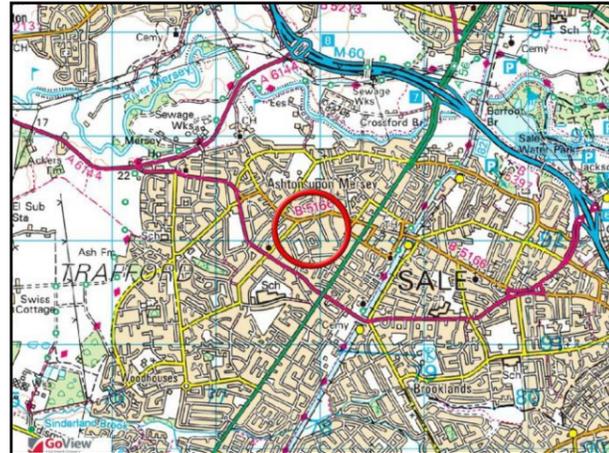
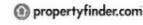
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

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

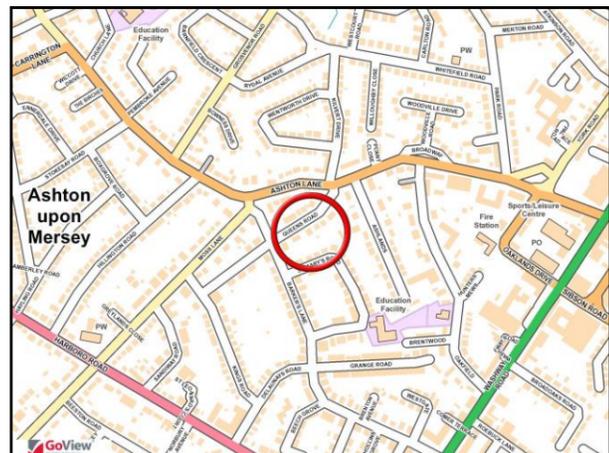


INDEPENDENT ESTATE AGENTS

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 onto Oaklands Drive and proceed along the one way system onto Cranleigh Drive. At the top of Cranleigh Drive turn left onto Ashton Lane and continue along. Eventually, turn left onto Queens Road and the property will be found on the left hand side.



3, 13 Queens Road Sale, M33 6QA



AN EXCELLENT SIZED ONE DBL BEDROOMED GROUND FLOOR APARTMENT LOCATED ON THIS VERY DESIRABLE ROAD IDEAL FOR SALE TOWN CENTRE. LOVELY DECKED PATIO OFF THE KITCHEN. COMMUNAL PARKING/GARDEN AREAS.

Hall. Large Lounge. Kitchen. Impressive Bedroom. Modern Bathroom. Energy Rating: E

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		52	
F			
G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Environmental Impact Rating		Current	Potential
Very environmentally friendly – lower CO2 emissions	A		
B			
C			
D			
E		46	
F			
G			
Not environmentally friendly – higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

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.

“ A wonderful amount of space on offer! ”

£147,500

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.

in detail



An excellent-sized, One Double Bedroomed Ground Floor Apartment which offers over 600 sqft of accommodation.

The location is ideal being within an easy reach of the Town Centre and its facilities.



In addition to the accommodation there is a lovely decked Patio off the Kitchen and Resident Parking.

An internal viewing will reveal:

The accommodation

Communal Entrance and Hallway

Apartment Hallway - door opens to the Lounge and Bedroom.

13'10" x 13'4" Lounge. An excellent-sized Reception Room having a window to the rear. Coved ceiling. Part-hollowed-out chimney breast. Doors then open to the Kitchen, Bathroom and storage cupboard.

9'4" x 6'7" Kitchen. The Kitchen has a range of modern base and eye-level units with worktops over and inset stainless steel sink unit. Built-in, stainless steel fronted, electric oven with four ring gas hob and extractor over. Ample space for additional appliances. Window to the rear elevation and a door opens to the side which leads out onto a raised, decked Patio Area.

18'4" (into bay) x 12'11" Bedroom. A superb, large Double Bedroom having a square bay window to the front.

The Bathroom is fitted with a modern white suite with chrome fittings and comprises of: panelled bath with electric shower over, low-level WC, pedestal wash hand basin. Two, opaque UPVC double glazed windows to the rear. Part-tiled walls.



Outside

Outside, the property is surrounded by Communal Garden Areas and has Resident Parking.

A wonderful amount of space on offer!



Approx Gross Floor Area = 607 Sq. Feet
= 56.26 Sq. Metres

