



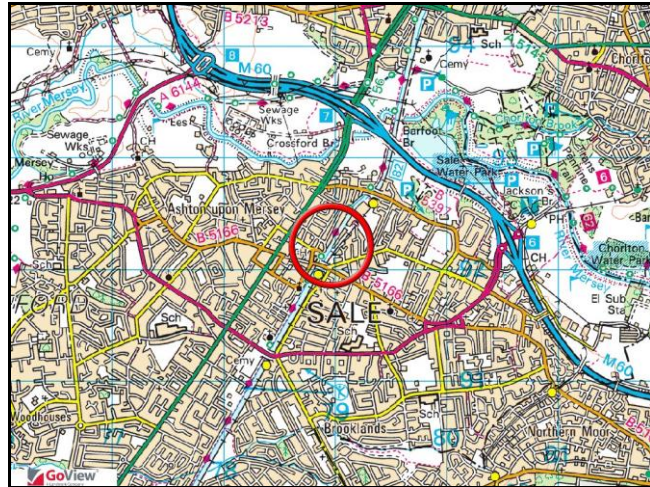
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INDEPENDENT ESTATE AGENTS

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 turn right onto Ashton Lane. At the traffic lights turn left onto Washway Road and continue along. Turn right onto Chapel Road and then turn left onto Bridgewater Street.



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	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient – higher running costs			
		80	81
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	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not environmentally friendly – higher CO2 emissions			
		81	82
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.			

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.



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156 Bridgewater Street Sale, M33 7HB



AN IMPRESSIVE TWO DBL BEDROOMED TOP FLOOR MODERN APARTMENT WHICH OFFERS OVER 1000 SQFT OF ACCOMMODATION. POPULAR GATED DEVELOPMENT ADJACENT TO THE BRIDGEWATER CANAL AND WITHIN THE HEART OF THE TOWN CENTRE.

Hall. Lounge/ Dining Room. Kitchen. Two good-sized Bedrooms. Two Bath/ Shower - One En Suite. Resident Parking. NO CHAIN! Energy Rating: C

“ Much larger than the average Apartment! ”

£215,000

in detail



An impressive, Two Double Bedroomed, Top Floor modern Apartment which offers over 1000 sqft of Accommodation.

This popular gated Development is ideally positioned adjacent to the Bridgewater Canal within the heart of the Town Centre making it ideal for the Metrolink and Shops.



Internally there is neutral re-decoration and modern Kitchen and Bathroom fittings.

There are larger-than-average room sizes including 19' Bedroom One and superb 32' Open Plan Living/ Dining/ Kitchen.

In addition to the Accommodation there is a gated Resident Carpark and well-kept Communal Areas.

An internal viewing will reveal:



The accommodation

Entrance Hallway having doors providing access to the Lounge/ Dining Room, Two Bedrooms and Bathroom. Further double doors open to a useful storage cupboard.

A superb, large combined Living and Dining Room having two Velux windows. Open Plan into the Kitchen.

A stylish Kitchen fitted with a range of contemporary base and eye-level units with chrome handles and worktops over with inset one-and-a-half bowl sink unit with mixer tap. Built-in, stainless steel fronted electric oven. Four ring gas hob and extractor hood over. Integrated, stainless steel fronted microwave. Integrated fridge freezer and dishwasher. Inset spotlights to the ceiling. Velux window.

19'3" x 10'5" Bedroom One. An excellent-sized Double Bedroom having a Velux window. Coved ceiling. Door through to the En Suite Shower Room.

A good-sized En Suite Shower Room fitted with a contemporary white suite with chrome fittings comprising of: enclosed, double-width shower cubicle, wall-hung wash hand basin, enclosed cistern low-level WC. Velux window. Inset spotlights to the ceiling. Part-tiled walls.

15'8" x 8'8" Bedroom Two. Another excellent-sized Double Bedroom having a Velux window.

The Bathroom is fitted with a contemporary white suite with chrome fittings comprising of: shaped panelled bath with shower over and fitted glass shower screen, pedestal wash hand basin, low-level WC. Part-tiled walls.



Outside

Outside, the Development is surrounded by well-kept Communal Garden Areas and is approached via electronically operated wrought iron gates onto the Residents Carpark where there is Allocated Parking.

Much larger than the average Apartment!

Approx Gross Floor Area = 1068 Sq. Feet
= 99.00 Sq. Metres

