



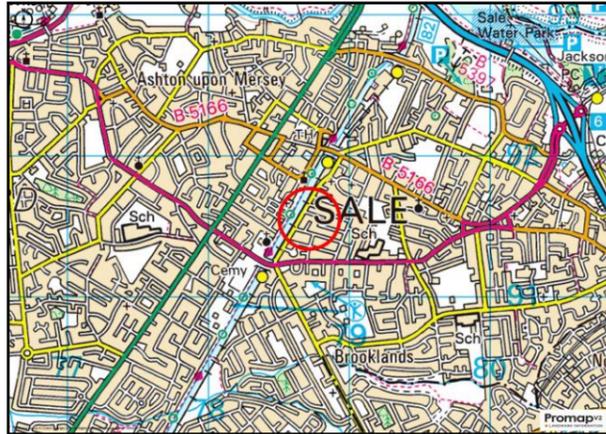
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INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp left onto Sibson Road. Continue to follow the road round onto Springfield Road and at the traffic lights, turn right back onto School Road/ B5166. Turn right onto Hope Road and after 0.4 miles, turn left onto Poplar Grove. Turn left onto Melrose Avenue and then turn left again and you will have reached your destination.



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			
G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	77

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			
F			
G			
Not environmentally friendly – higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	0

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

1 Hollies Court Melrose Avenue Sale, M33 3EZ



****NO CHAIN* AN EXCELLENT SIZED TWO BEDROOMED GROUND FLOOR APARTMENT WHICH HAS ITS OWN PRIVATE FRONT DOOR ACCESS. VIEWS OVER COMMUNAL GARDENS. GARAGE. LOVELY DEVELOPMENT OF ONLY SIX APARTMENTS. IDEAL LOCATION PERFECT FOR TOWN CENTRE AND METROLINK.**

Hallway with storage. Lounge/ Dining Room. Breakfast Kitchen. Two Bedrooms. Bathroom. Resident Parking. Garage. Energy Rating: C

“ A wonderful Apartment offered For Sale with No Onward Chain! ”

£185,000

in detail



A superbly-proportioned, Two Bedroomed, Ground Floor Apartment which has its own Private front door access.

The property offers over 700 sqft of Accommodation with excellent-sized rooms throughout including a superb 15' Breakfast Kitchen.



The location is ideal, at the end of a small cul de sac, close to Sale & Brooklands Metrolink Stations and the Town Centre.

In addition to the Accommodation, there is Resident Parking and a Single Garage.

An internal viewing will reveal:

The accommodation

Private Entrance for this property with uPVC double glazed front door. Door opens to the Inner Hallway.

Inner Hallway having doors providing access to the Lounge, Breakfast Kitchen, Two Bedrooms and Bathroom. Further double doors open to a large Cloaks Cupboard and two additional doors open to two useful storage cupboards.

Lounge. A well-proportioned Reception Room having uPVC double glazed windows to two elevations - one being full-width and overlooking the Communal Gardens.

A good-sized Breakfast Kitchen fitted with a range of base and eye-level units with worktops over and inset stainless steel sink unit. Ample space for a range of freestanding appliances. Wall-mounted, 'Ideal, gas central heating boiler. uPVC double glazed windows to two elevations.

Bedroom One. A well-proportioned Double Bedroom having a uPVC double glazed window overlooking the Communal Gardens.

Bedroom Two having a uPVC double glazed window overlooking the Gardens.

The Bathroom is fitted with a suite comprising of: panelled bath with electric shower over, low-level WC, pedestal wash hand basin. Opaque, uPVC double glazed window. Part-tiled walls.

A wonderful Apartment offered For Sale with No Onward Chain!



Approx Gross Floor Area = 707 Sq. Feet
= 65.54 Sq. Metres

