



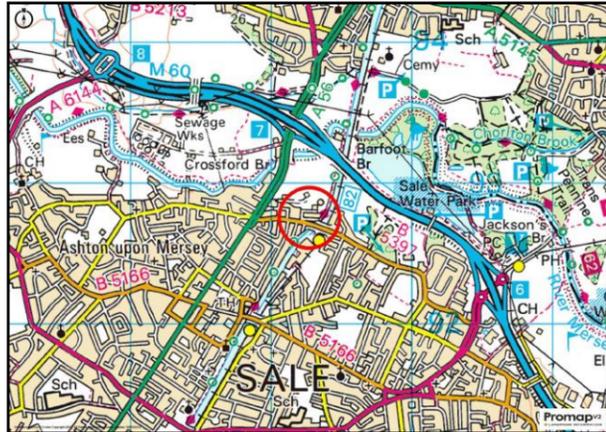
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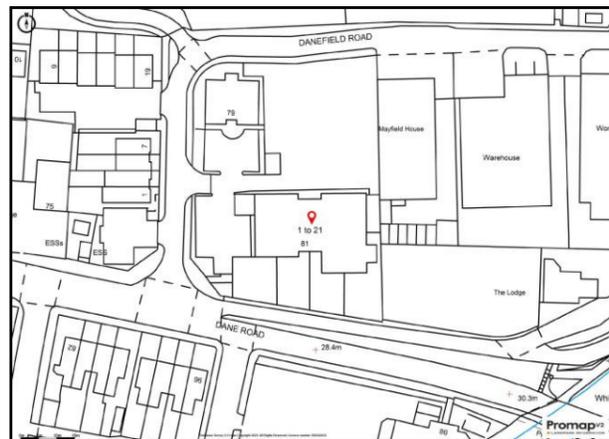


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road/ B5166. At the traffic lights, go straight across Washway Road/ A56 and straight onto Oaklands Drive. Continue to follow the one way system round onto Cranleigh Drive and at the bottom, turn right onto Ashton Lane/ B5166. At the traffic lights, turn left back onto Washway Road/ B5166 and after 0.5 miles, turn right at the traffic lights on Dane Road/ B5397. Proceed along for 0.2 miles and then turn left. Turn right and you will have reached your destination.



INDEPENDENT ESTATE AGENTS

16 Metro House Dane Road Sale, M33 7BP



*****NO CHAIN*** A BEAUTIFULLY PRESENTED TOP FLOOR APARTMENT IN THIS POPULAR DEVELOPMENT. LIFT TO ALL FLOORS. IDEAL LOCATION PERFECT FOR TOWN CENTRE AND METROLINK. 757sqft.**

Hallway with storage. Lounge/ Dining Kitchen with 'Juliette Balcony'. Two good-sized Bedrooms. Two Bath/ Shower - One En Suite. Residents Parking for 2 cars. Energy Rating: D

“ A popular 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	Environmental Impact Rating		Current	Potential
Very energy efficient – lower running costs	A			Very environmentally friendly – lower CO2 emissions	A		
B				B			
C				C			
D				D			
E				E			
F				F			
G				G			
Not energy efficient – higher running costs				Not environmentally friendly – higher CO2 emissions			
England & Wales		67	67	England & Wales		0	0

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 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.

£199,950

in detail



A stylish, Two Double Bedroomed, Top Floor Apartment located within this impressive contemporary-design Development with Lift to all floors.



The well-presented Accommodation provides a Hall, Open Plan Living, Dining Kitchen, served by Two Double Bedrooms and Two Bath/ Shower Rooms - One of which is an En Suite.

The location is perfect, being a short distance to the Metrolink, Town Centre and all its facilities.

Externally, there is delegated Resident Parking for 2 cars.

An internal viewing will reveal:

The accommodation

Communal Entrance with entry phone system. Lift and stairs to all floors.

Entrance Hallway having doors opening to the Lounge/ Dining Kitchen, Two Bedrooms, Bathroom and useful, large storage cupboard. Entry phone system.

To the Living Area/ Dining Kitchen having a Juliette Balcony with panoramic views to the rear of the Development enjoying a sunny aspect.

The Kitchen is fitted with an extensive range of base and eye-level units with worktops over, inset into which is a one-and-a-half bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include a stainless steel oven, hob with extractor fan over, fridge freezer,

dishwasher and washing machine.

From the Hall there is access to Two excellent Double Bedrooms and Two Bath/ Shower Rooms.

Bedroom One. A well-proportioned Double Bedroom having double glazed windows to the side elevation. Door through to the En Suite Shower Room.

A stylish Shower Room fitted with a suite comprising of: enclosed shower with thermostatic shower, wall-hung wash hand basin, enclosed WC. Tiled floor. Part-tiled walls.

Bedroom Two is another good-sized room with uPVC double glazed



window to the side elevation.

The Bedrooms are served by a Bathroom fitted with a modern white suite and chrome fittings, providing a bath with shower attachment over, wash hand basin and WC. Tiling to the bath and sink areas. Tiled floor. Chrome finish heated towel rail.



Outside

Outside, within the Development, there is Allocated for 2 cars.

A popular location!

Approx Gross Floor Area = 757 Sq. Feet
= 70.17 Sq. Metres

