



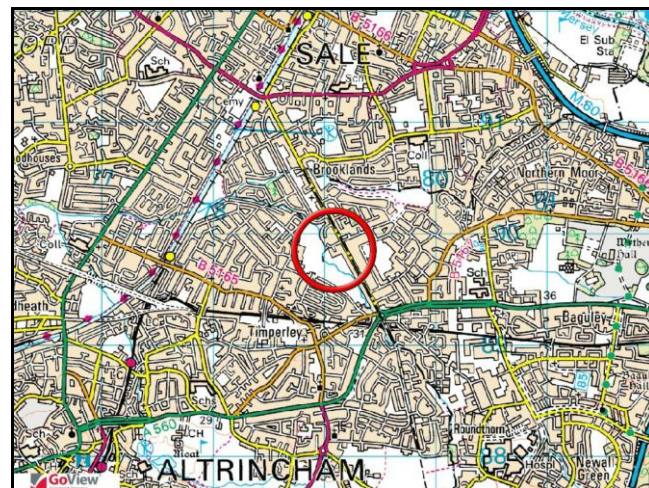
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INDEPENDENT ESTATE AGENTS

location

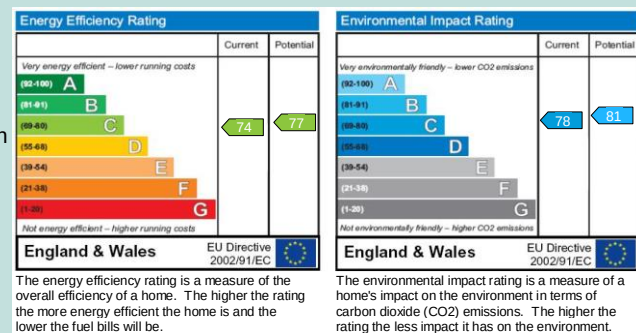


From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road. At the traffic lights turn left onto Washway Road and continue along for a short distance. At the next set of traffic lights, turn left onto Marsland Road and continue along for its entirety. At the MetroLink Station, turn right onto Brooklands Road and proceed along for some time. Eventually, turn right onto Maple Road West and take the first left into Larch Close. 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).



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

5 Rosewood Walk Manchester, M23 9PY



AN IMMACULATE, FIRST FLOOR MODERN APARTMENT WITH ITS OWN FRONT DOOR AND REFURBISHED THROUGHOUT.

Re-fitted Kitchen and Bathroom. Ground Floor Hall and front door. Landing. Lounge. Bedroom. Kitchen. Bathroom. UPVC Dbl glazing. Open views over Fields to the front. Energy Rating: C

CONTACT SALE 0161 973 6688

“A perfect First Time Buy or Buy to Let!”

£112,000

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in detail



An immaculate, First Floor Modern Apartment with its own front door and has been extensively refurbished throughout.

There is neutral re-decoration throughout, re-fitted Kitchen and Bathroom fittings, replacement gas central heating boiler and UPVC double glazed windows.



Ideal location close to Local Shops and within an easy reach of Sale and Timperley.

The properties at the end of this cul de sac enjoy lovely, mature open views over Playing Fields.

An internal viewing will reveal:

The accommodation

Entrance Hallway with UPVC double glazed front door. Staircase rises to the First Floor.

Landing with doors opening to the Lounge, Kitchen, Bedroom, Bathroom and large Walk In Storage Cupboard.

13' x 11'6" Lounge having a UPVC double glazed window to the rear. Dado rail surround.

12'6" x 6'2" Kitchen re-fitted with a range of modern base and eye-level units with 'T' bar chrome handles and worktops over with inset stainless steel sink unit. Built-in, stainless steel fronted electric oven with matching four ring gas hob and extractor over. Space and plumbing suitable for washing machine. Ample space for a tall fridge freezer. Ceramic tiling to the return of the work surface area. Halogen lighting. UPVC double glazed window to the front.

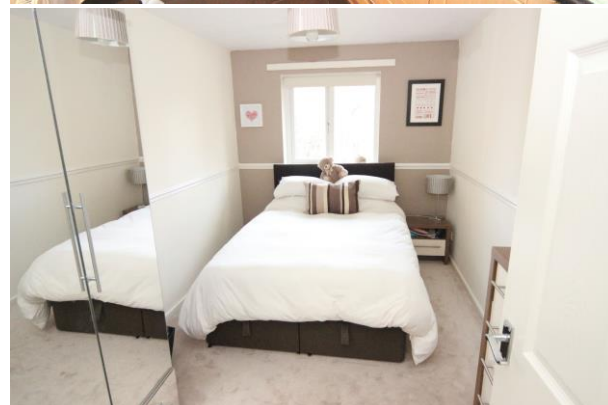
13' x 8'2" Bedroom. A good-sized Bedroom having a UPVC double glazed window to the rear.

The Bathroom has been re-fitted with a contemporary-design white suite with chrome fittings and comprises of: tiled panelled bath with separate shower over and fitted shower screen, low-level WC with push button flush, vanity sink unit. Tiled walls and floor. Wall-mounted, heated chrome towel rail.

Outside

Outside there is Resident Parking to the front.

A perfect First Time Buy or Buy to Let!



Approx Gross Floor Area = 534.3 Sq. Feet
= 49.5 Sq. Metres

