



DEVONSHIRE
COURT



16 Devonshire Court, 7 Derbyshire Road South, Sale, Cheshire, M33 3YN

* AVAILABLE NOW* A modern, well presented TWO BED first floor apartment, with PARKING. Situated within walking distance of Sale Moor Village and Brooklands Metro Link, this property provides spacious living in a convenient location. Internal accommodation includes entrance hallway with storage, a bright living room and fully fitted kitchen with appliances. There are two double bedrooms, with an en suite off the master bedroom which are both South Facing offering natural light all day, and a family bathroom. The development sits on communal gardens and offers lift facilities and underground parking for residents. Property is warmed by central heating. EPC Rating B. Council Tax Band D. Unfurnished with White Goods.

£1,200 Per Month Per Month

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Entrance Hall

8'2" x 8'2"

Carpeted flooring, ceiling light point, ceiling coving, radiator and intercom. Storage cupboard housing the boiler.

Living Room

19'2" x 11'9"

Carpeted flooring, ceiling coving, two ceiling light points and two radiators. Large bay window to rear aspect, which is south facing, offering natural light all day.

Kitchen

8'2" x 7'9"

Fitted with a range of white base and eye level kitchen units with complementary worktops and tiled splashback incorporating a 1 ½ bowl single drainer stainless steel sink and mixer tap. Integrated "Creda" oven, four ring electric hob and extractor hood above. Integrated dishwasher, washing machine and fridge and freezer.

Master Bedroom

12'9" x 11'4"

Carpeted flooring, ceiling light point and radiator. Window to rear aspect which is south facing, offering natural light all day. Fitted wardrobes with folding doors.

Ensuite

7'10" x 5'6"

Ensuite bathroom with three piece suite, tiled flooring and partial tiled walls, Thermostatic mains shower, WC and pedestal hand wash basin. Spot lights.

Bedroom Two

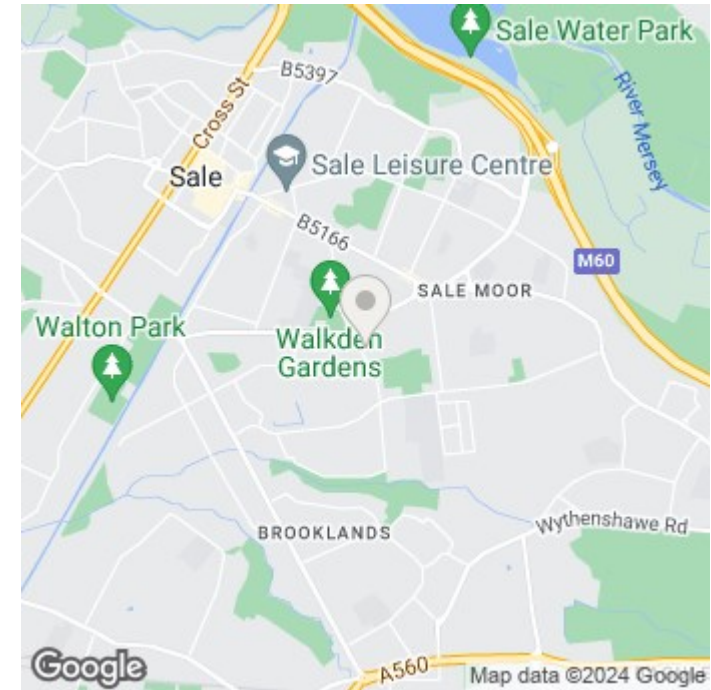
12'9" x 7'4"


Additional double bedroom, carpeted flooring, ceiling light point and radiator. Window to rear aspect which is south facing, offering natural light all day


Bathroom

8'10" x 5'6"

Family bathroom with three piece suite, tiled flooring and partial tiled walls, Bath, WC and pedestal hand wash basin. Spot lights.

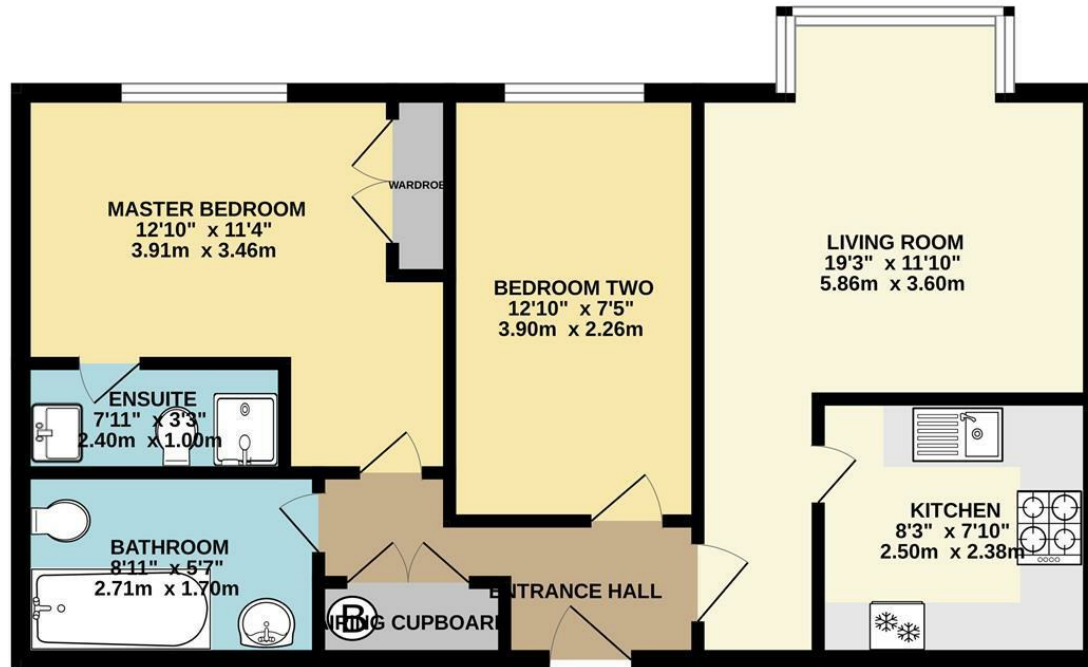


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	83	84
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	1	1
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 558 sq.ft. (51.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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