



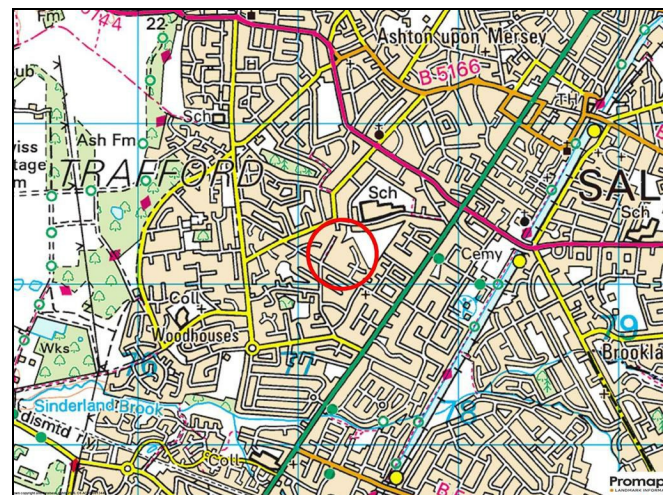
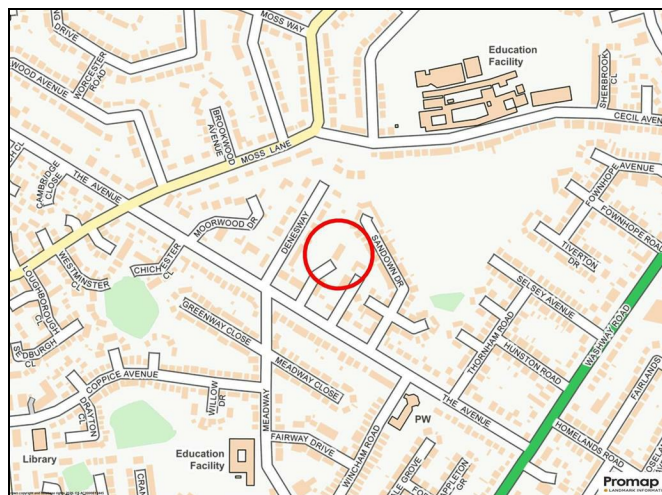
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INDEPENDENT ESTATE AGENTS

# 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	60	72

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

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

# Moss Manor The Avenue

## Sale, M33 4SH



**\*\*NO CHAIN\*\* LOCATED ON ONE OF SALE MOST PRESTIGIOUS ROADS! A SUPERB SECOND/TOP FLOOR APARTMENT WITHIN THIS POPULAR PURPOSE BUILT DEVELOPMENT. LARGE ESTABLISHED COMMUNAL GARDENS .IDEAL FIRST TIME BUY OR BUY TO LET.**

**Hall. Lounge. Kitchen. Double Bedroom. Bathroom. Established Communal Gardens. Resident parking**

**CONTACT SALE 0161 973 6688**

**£160,000**

# in detail



A Superb One Bedroomed Second/Top Floor Apartment located within this popular Development.

Ideal location on 'The Avenue'. one of Sales most desirable roads within an easy reach of the Town Centre.

Moss Manor is surrounded by large established well-kept Communal Gardens and has Residents Parking.

An internal viewing will reveal:

Entrance Hall, having door through to the Lounge and an opening into the Kitchen.

The Kitchen is fitted with a range of modern base and eye-level units with worktops over and inset, one and a half bowl stainless steel sink unit. Built-in oven with four ring ceramic hob and extractor hood over. Integrated fridge freezer. Space and plumbing suitable for a washing machine. Useful Breakfast Bar Area. uPVC double glazed window to the side elevation. Tiled floor. Inset spotlights to the ceiling.

Lounge. A superb, large Reception Room, having full-width and ¾ high uPVC double glazed window to the side elevation providing views over the Communal Gardens. Arched opening through to the Inner Hallway.

Inner Hallway, having doors providing access to the Bedroom, Bathroom and useful storage cupboard which also houses the hot water tank.

Bedroom. A good-sized Double Bedroom, having a full-width double glazed window to the side elevation. Built-in wardrobes.

The Bathroom is fitted with a suite, comprising of panelled bath with shower mixer attachment and fitted shower screen, wash hand basin and WC. Tiled floor. Tiled walls.

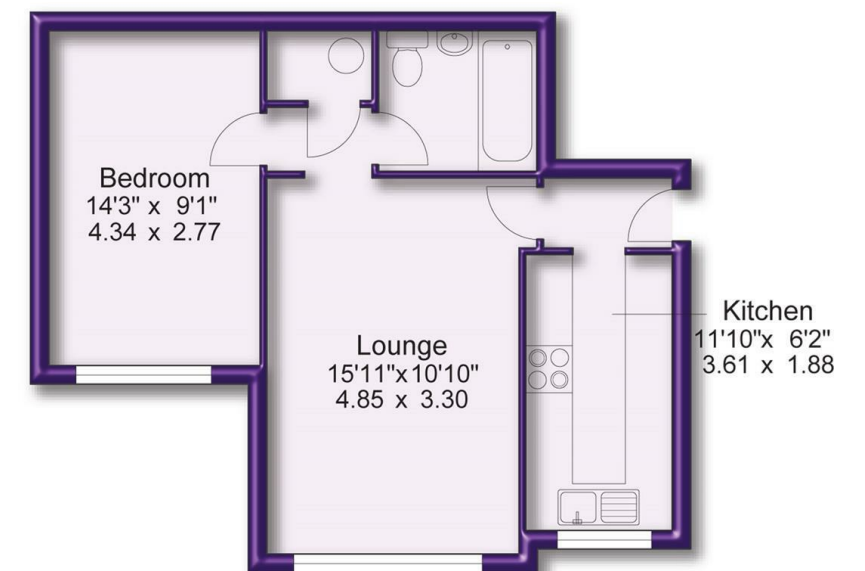
Externally there are large established communal gardens, residents drying area and resident parking bays.

No Chain!

- Council Tax Band - B



Approx Gross Floor Area = 473 Sq. Feet  
= 44.0 Sq. Metres



Second Floor