

**SALES - CONVENYANCING**  
**LETTINGS - PROPERTY MANAGEMENT**  
**PROPERTY SOURCING - MAINTENANCE**  
**MORTGAGES**



## 16 Priory Close , Sale, M33 2AD

**£1,300 Per Month**

Welcome to this beautifully refurbished first-floor apartment located in the tranquil cul-de-sac of Priory Close, Sale. This spacious residence boasts two large sized double bedrooms, making it an ideal choice for a working professional, a couple, or even a retiree seeking comfort and convenience.

As you enter the apartment, you will be greeted by a large lounge that offers a perfect space for relaxation and entertaining. The well-appointed kitchen is equally impressive, providing ample room for culinary pursuits. The property also features a modern bathroom, ensuring all your needs are met.

One of the standout features of this apartment is the off-road resident parking, allowing for hassle-free access to your home. Additionally, the surrounding gardens provide a lovely outdoor space to enjoy the fresh air and peaceful environment. A 5 minute walk to the tram and motorway, making commuting to surrounding cities easier.

Situated in a quiet residential area, this apartment offers a serene lifestyle while still being conveniently close to local amenities. With immediate availability, this property is ready for you to make it your own, subject to references.

For further inquiries or to arrange a viewing, please contact [lettings@murphy-waldron.com](mailto:lettings@murphy-waldron.com).

Don't miss the opportunity to secure this exceptional apartment in Sale!

### Viewing

Please contact our Murphy Waldron Estates Office on 0161 787 9195 if you wish to arrange a viewing appointment for this property or require further information.



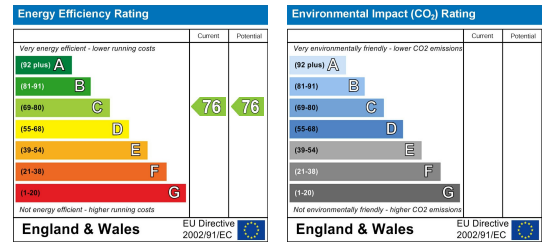
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Murphy Waldron Estates Ltd, 197 Eccles Old Road, Salford. M6 8HA Tel: 0161 787 9195 Web: [www.murphy-waldron.com](http://www.murphy-waldron.com)**

Murphy Waldron is a trading name of Murphy Waldron Estates Limited & MMW Homes Ltd, registered numbers: 10558754 & 10944199  
Registered Office: Ground Floor, 4 Broadgate, Broadway Business Park, Chadderton, Greater Manchester OL9 9XA  
MANAGING DIRECTOR: MARIAN WALDRON B.A. HONS