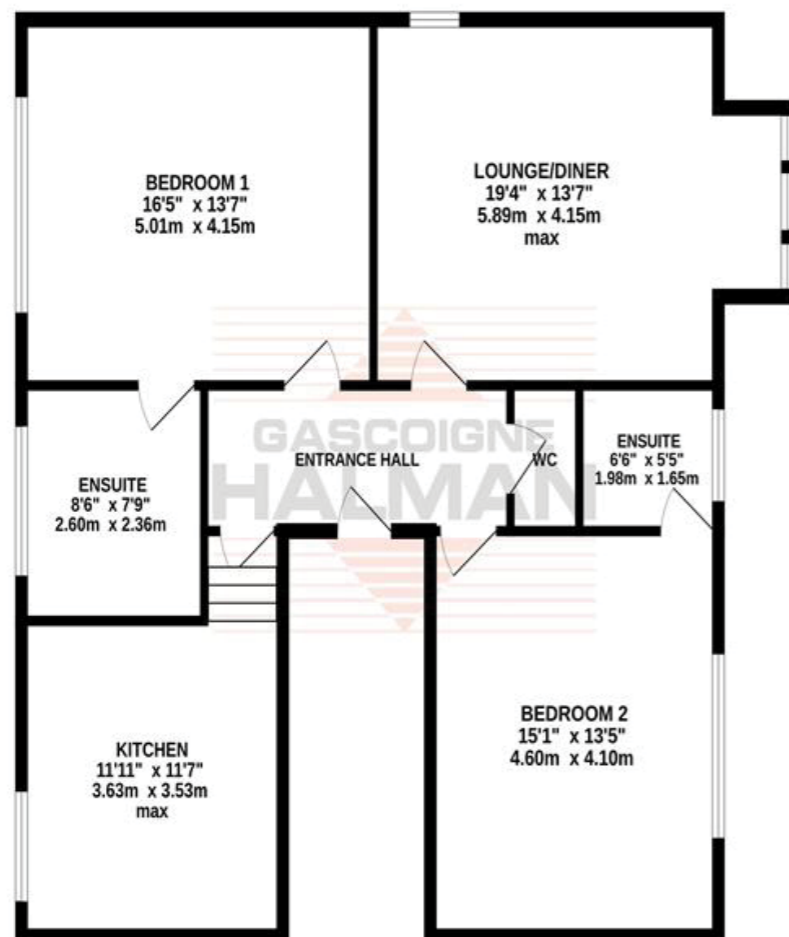


APT 2 ROSEDALE

43 Moss Lane, Sale

£339,950

FIRST FLOOR
1029 sq.ft. (95.6 sq.m.) approx.



TOTAL FLOOR AREA: 1029 sq.ft. (95.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE AREAS LEADING ESTATE AGENCY

Sale
96, School Road, SALE M33 7XB
0161 962 8700 sale@gascoignehalman.co.uk
gascoignehalman.co.uk



An outstanding and EXTENSIVELY ENHANCED first floor apartment, set within a charming EDWARDIAN converted house, boasting TWO DOUBLE ENSUITE BEDROOMS, an impressive refitted kitchen, a WEALTH OF ORIGINAL AND SYMPATHETICALLY RESTORED FEATURES, with a useful garage, close to Sale, popular schools and key transport links.
NO CHAIN

GASCOIGNE HALMAN

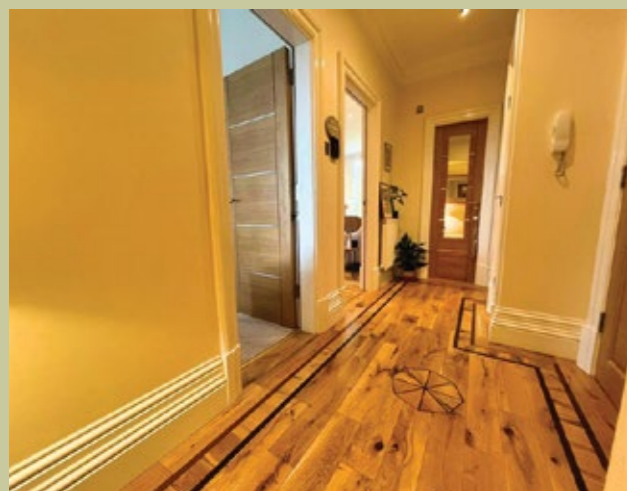
- SET WITHIN AN IMPRESSIVE EDWARDIAN DETACHED CONVERTED HOME
- ATTRACTIVE AND GENEROUS FIRST FLOOR APARTMENT
- LARGE BAY-FRONTED LIVING/ DINING ROOM
- REFITTED BREAKFAST-STYLE KITCHEN WITH QUALITY INTEGRATED APPLIANCES

- TWO LARGE DOUBLE BEDROOMS
- TWO MODERN REFITTED BATH/ SHOWER ROOMS PLUS SEPARATE W/C
- A WEALTH OF ORIGINAL AND SYMPATHETICALLY RESTORED FEATURES
- USEFUL GARAGE AND PARKING IN FRONT (TWO SPACES)

£339,950

APT 2 ROSEDALE

43 Moss Lane, Sale



Set within a commanding detached Edwardian residence, having been converted into four apartments in the late 1980's, an exceptional and extensively enhanced first floor apartment, boasting two double ensuite bedrooms, sympathetically improved throughout, ideally positioned on the sought-after Moss Lane, close to Sale, popular schools, and key transport links. The home begins with a private entrance vestibule and a feature-rich stairway leading to the first-floor located apartment, having been comprehensively overhauled in 2017/18, the impressive apartment begins with a welcoming entrance hall enjoying renewed solid oak flooring with embedded detailing, there is a striking bay-fronted living/ dining with feature fireplace and

charming ceiling coving, an attractive refitted kitchen boasts a wealth of base and wall units, quartz work surfaces, integrated appliances, hot water tap, and dining area. The apartment offers two substantial double bedrooms, each with striking high ceilings, and enjoying stylish refitted ensuites, with bedroom one boasting a four piece bathroom with shower cubicle, and bedroom two benefiting from a shower room. There is also a useful separate w/c. The home enjoys a wealth of improvements, whilst boasting numerous original and sympathetically restored period features including bespoke skirting boarding, ceiling coving, sash windows, and cavernous high ceilings. Externally there is parking for two vehicles, with a useful garage within a block of four, and parking directly in front,

whilst the residence is enveloped by pleasant well maintained communal grounds.

Agent note: Please note the vendor has advised the roof to the detached garage block contains asbestos.

LOCATION

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational

needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.

DIRECTIONS

For SatNav purposes: M33 6QF

TENURE

Leasehold - 999 Years from 29th September 1989 -GR £40.00PA SC £1020.00 PA - Subject to verification by Solicitor.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford MBC - Council Tax Band D

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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