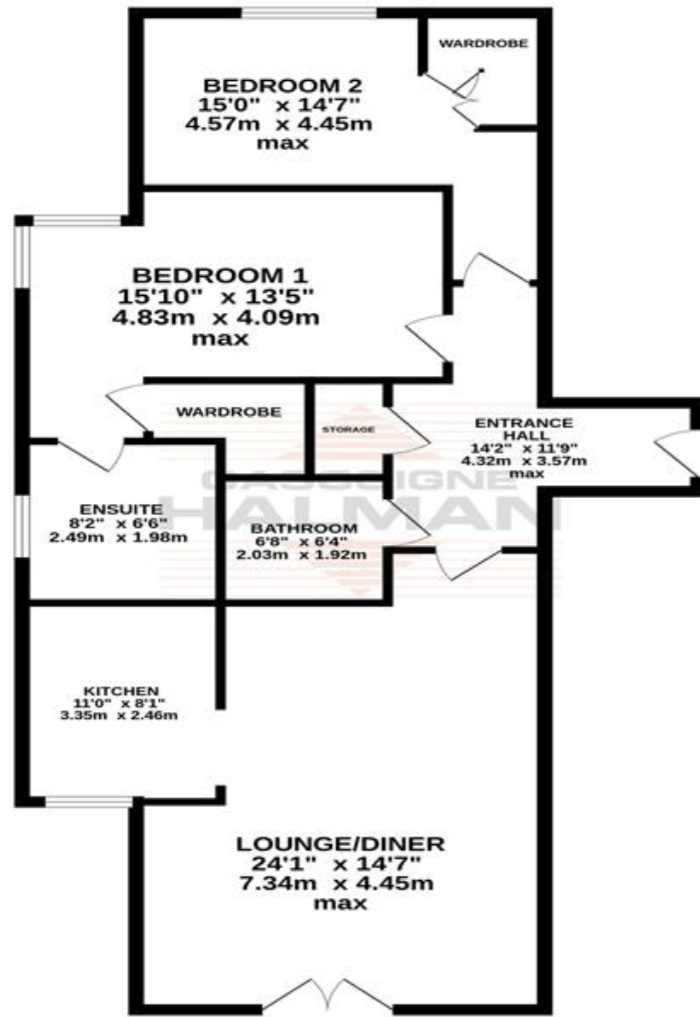


**APT 5 SERENITY**  
 30 Moss Lane, Sale  
**OFFERS OVER**  
**£350,000**

FIRST FLOOR  
 976 sq.ft. (90.7 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 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

This considerably spacious first floor apartment is situated in a sought after location on the ever popular tree lined 'Moss Lane'. This modern build apartment complex offers two double bedrooms, two bathroom and approaches 1000 sqft, is presented to an excellent standard throughout which is certain to appeal to a variety of purchasers. No Chain.

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

gascoignealman.co.uk



**GASCOIGNE HALMAN**

- Spacious First Floor Apartment
- Two Double Bedrooms With Master Boasting Ensuite & Dressing Room
- Located In The Modern & Sought After 'Serenity' Development

- Juliette Balcony With Double French Doors
- Electric Gates Leading To Private Allocated Parking
- Accommodation Approaching 1000 sqft

**OFFERS OVER  
£350,000**

**APT 5 SERENITY**

30 Moss Lane, Sale



#### DESCRIPTION

Serenity is a stunning modern development from 2004 by the award winning 'Villafont Homes'. The approach through to the development is via the wrought iron electric gates which leads to the private allocated parking to the rear offering an excellent degree of security and privacy. The garden areas provide very pleasant surroundings. Communal areas are excellently maintained and there is lift and stair providing access to all floors. Offering a fitted kitchen with some integrated appliances, lounge/dining room boasts Juliette balcony with beautiful green views.

There is a large master suite as well as a walk-in dressing room and a large en-suite shower room. The second double bedroom has fitted wardrobes and a well appointed main bathroom can also be found. This apartment is ready to move into and an internal viewing is highly recommended. No Chain.

#### 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 6BD

#### TENURE

Leasehold - 999 Years from 22nd December 2003 - 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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**GASCOIGNE HALMAN**