

## Flat 3 Moss Manor, The Avenue, Sale, M33 4SH



GROUND FLOOR ONE BEDROOM APARTMENT... Set in well maintained grounds off one of the most prestigious roads in Sale in a fantastic location. Briefly comprising of entrance hallway with storage cupboard. Good size lounge with picture window overlooking well maintained gardens, laminate flooring. Fully fitted kitchen contains fridge/freezer, washer/dryer, and integrated electric oven/hob. Bathroom with shower over bath. Double bedroom with wall to wall mirrored wardrobes. Underfloor heating. Parking and communal gardens. FABULOUS FIRST TIME BUYERS HOME OR INVESTMENT.

**Asking Price £165,000**

## ENTRANCE HALLWAY

The property can be accessed via the front communal door and this ground floor apartment can be found on the right and you enter into a welcoming hallway, with access to all rooms.

## LIVING ROOM

The main living room has wooden flooring and a large full size double glazed window with blinds overlooking the side of the property. Underfloor heating compliments this room with a wall mounted control, and a centre light fitting.



## KITCHEN

The fully fitted modern kitchen has a range of wall and base units, integrated electric oven and hob and stainless steel extractor fan. A sink and drainer and fitted washing machine fridge/freezer also accompany this room. The large double glazed window with blinds accentuates the rooms giving this a bright and airy feel. The flooring is vinyl flooring and there is a wall mounted spotlight fitting to the centre of the room.



## BEDROOM

The main bedroom is a good sized with a range of glass fronted sliding wardrobes and a large full size double glazed window bringing in lots of warmth and light to the room. The flooring is carpeted and there is a centre light fitting. There is a wall mounted heating control in this room.

## BATHROOM

This fully tiled bathroom is modern with a white three piece suite comprising, bath with overhead shower and glass shower screen, a wc and hand basin. Vinyl flooring and a spotlight centre light fitting.



## STORAGE CUPBOARD IN HALLWAY

Along the hallway to the bedroom is a good sized storage cupboard.

## COMMUNAL GARDENS AND PARKING

There is parking to the front and rear of the property and some beautiful communal landscaped gardens to relax in and enjoy this peaceful location.







Ground Floor

Total Area: 44.9 m<sup>2</sup> ... 484 ft<sup>2</sup>

All measurements are approximate and for display purposes only