



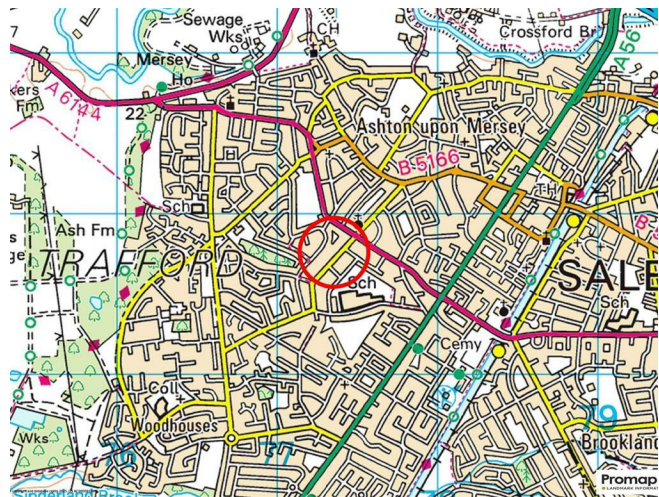
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INDEPENDENT ESTATE AGENTS

# 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		

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 the 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

## 58 Moss Lane , Sale, Cheshire, M33 5AR



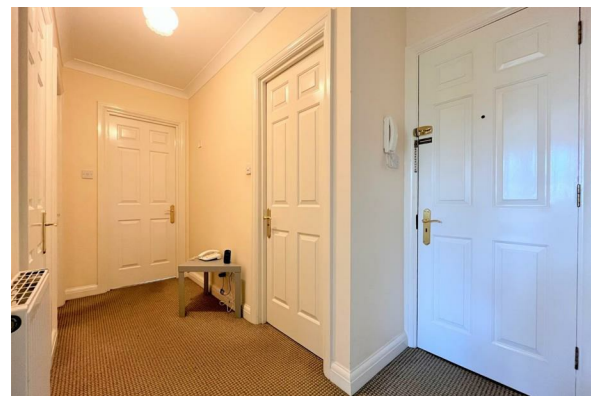
**\*\*NO CHAIN\*\* A FABULOUS TWO BEDROOMED SECOND/TOP FLOOR MODERN APARTMENT LOCATED WITHIN ONE OF SALES MOST EXCLUSIVE DEVELOPMENTS. ELECTRIC GATED ENTRANCE. TWO PARKING SPACES. LIFT TO ALL FLOORS.**

**LOVELY ENTRANCE HALLWAY. LOUNGE. BREAKFAST KITCHEN. TWO BEDROOMS. BATHROOM. ALLOCATED PARKING SPACE. LOVELY COMMUNAL GARDENS. FIRST CLASS ADDRESS! ENERGY RATING: C**

£275,000

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A Superb, Two Bedroomed, Second/Top floor Apartment located within one of Sales most exclusive apartment developments.

The Mount is a beautifully built development from the year 2000, having a gated entrance, highly maintained communal gardens, lift to all floors, allocated car parking space and importantly external CCTV camera security.

The location on Moss Lane is one the area's most sought after addresses, being on this 'leafy' road close to the Town Centre and Metrolink.

An internal viewing will reveal:

Entrance Vestibule, having a door then leading into the main Apartment.

Hallway, having doors providing access to the Lounge, Breakfast Kitchen, Two Bedrooms and Bathroom. A further door opens to useful storage cupboard. Loft access point.



Lounge. A well-proportioned Reception Room, having two, uPVC double glazed windows to the front elevation. Coved ceiling. Attractive fireplace feature to one wall.

Breakfast Kitchen fitted with a range of base and eye-level units with chrome 'T' bar handles and worktops over with inset one and a half bowl, stainless steel sink unit with mixer tap. Built-in, stainless steel fronted, electric oven with four ring gas hob and extractor hood over. Integrated fridge freezer. Space and plumbing suitable for a washing machine. Wall-mounted, 'Baxi' gas central heating boiler. Tiled floor. Two, uPVC double glazed windows to the side elevation. Inset spotlights to the ceiling. Tiled floor. Space for a Breakfast table.

Bedroom One. A good-sized Double Bedroom, having two, uPVC double glazed windows to the front elevation. Built-in wardrobe.

Bedroom Two, having a uPVC double glazed window to the front elevation.

The Bathroom is fitted with a suite and comprises of panelled bath with thermostatic shower over and fitted glass shower screen, low-level WC and pedestal wash hand basin. Tiled floor. Part-tiled walls. Inset spotlights to the ceiling.

The development is surrounded by well kept established communal gardens as well as having an allocated space in the gated carpark as well as a secure pedestrian entrance.

One of Sale's most desirable roads!



Approx Gross Floor Area = 594 Sq. Feet  
= 55.2 Sq. Metres

