



Moss Lane, Sale, M33

Guide Price: £240,000

Leasehold

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Situated within the highly desirable Ashton Court development on Moss Lane, this lovely two bedroom first floor apartment offers spacious and versatile accommodation in a peaceful setting, set back from the road. Ideally located close to popular schools, parks and green spaces, excellent transport links and motorway networks, as well as Sale town centre and the ever popular Ashton on Mersey Village, the property presents an excellent opportunity for buyers looking to make a home their own. The property is offered for sale with no onward chain.

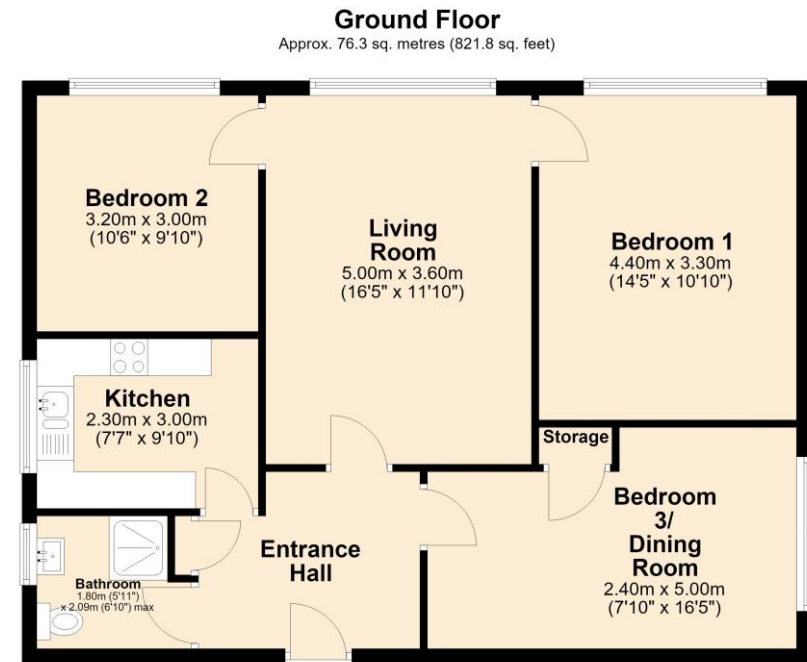
The apartment offers fantastic potential for any buyer to put their own stamp on it and make it their own. Upon entering, you are welcomed by a particularly spacious entrance hallway, providing access to the principal rooms. The fabulous sized living room boasts a feature fireplace, creating an attractive focal point and providing ample space for both relaxing and entertaining.

There are two generously proportioned double bedrooms, both offering comfortable accommodation. In addition, a separate dining room provides excellent flexibility and could be utilised as a third bedroom or as an additional reception room to suit the needs of the purchaser.

The fitted kitchen comprises a range of contemporary style base and eye-level units, together with space for freestanding appliances. Completing the internal accommodation is a three-piece bathroom suite. Further benefits include an external storage cupboard, providing useful additional storage space.

Externally, Ashton Court is a peaceful residential development set back from the road, with residents' parking available. Combining a desirable location, spacious accommodation and scope for modernisation, this property is an ideal opportunity for first-time buyers, downsizers or investors alike.

- EPC Grade TBC
- Leasehold
- 120 years from 25 March 1996
- Service Charge £1,454pa
- Ground rent £100.00 pa
- Council Tax Band B



Total area: approx. 76.3 sq. metres (821.8 sq. feet)





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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.