



Modex
ENTRANCE

PASS



31 Maple Court, Cross Street, Sale, M33 7JW

Welcome to this charming 2nd Floor Apartment located in the desirable Maple Court on Cross Street, Sale. This modern development offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a vibrant lifestyle close to the town centre and local amenities.

For modern convenience the property offers a spacious open plan living, dining, and kitchen area that is perfect for both relaxation and entertaining. The large sliding doors allow natural light to flood the space, creating a warm and inviting atmosphere. The contemporary design of the kitchen is both stylish and functional, making it a joy to cook and host gatherings.

This property features two generously sized double bedrooms, providing ample space for rest and privacy. The well-appointed bathroom is designed with modern fixtures, ensuring a comfortable experience for you and your guests.

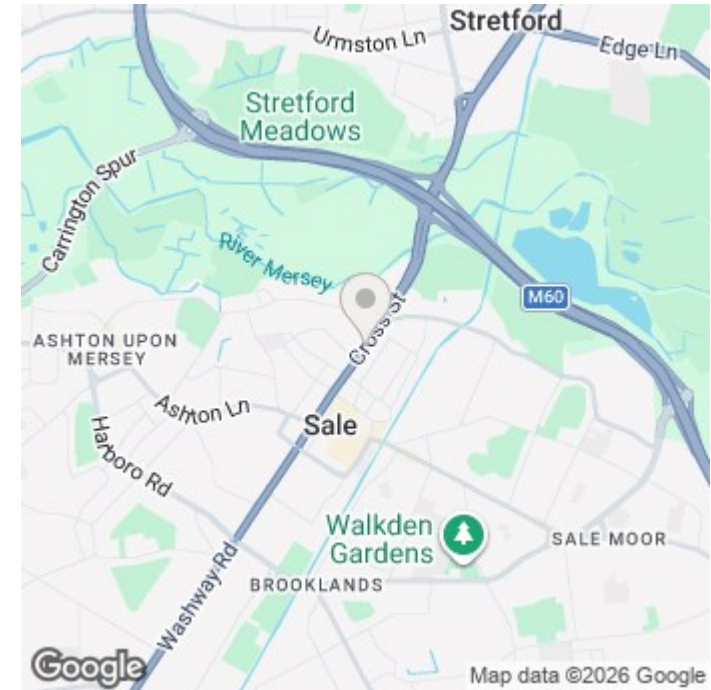
One of the standout features of this home is the lovely balcony, where you can enjoy your morning coffee or unwind in the evening while taking in the fresh air.

£240,000 Offers Over

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828



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		
	85	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





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