

TRADING PLACES

Offers in excess of £299,950
Oakleigh House, The Avenue, Sale, M33



 2
Bedrooms

 1
Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |
mark@tradingplacesurmston.co.uk

01617470022

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IMMACULATE TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT situated on the popular 'The Avenue' in Sale. The apartment is a CORNER PROPERTY AND IS SOUTH FACING. The property benefits from a RE-WIRE IN 2021 STUNNING SHOWER ROOM and a MODERN FITTED KITCHEN (both fitted in 2022)! There are also additional benefits such as high ceilings, plenty of characteristics and in 'ready to move in condition'. The property comprises from a welcoming hallway, the stunning shower room, 38M2 LOUNGE/DINER/KITCHEN and TWO DOUBLE BEDROOMS. The apartment is gas central heated and double glazed throughout. Externally there is parking and well-maintained communal gardens. Located close to good transport links and other local amenities. Call the office today to arrange your viewing and avoid disappointment.

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FIRST FLOOR
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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