



**GASCOIGNE  
HALMAN**

Moss Manor, The Avenue, Sale  
**£230,000**

THE AREA'S LEADING ESTATE AGENCY



A two bedroom, second floor apartment situated in a highly sought after location within the Moss Manor development on The Avenue, Sale. With a bright living room and beautiful communal gardens surrounding, this property is ideal for a range of buyers. Offered with no onward chain.

## Property details

- Modern Top Floor Apartment
- Two Double Bedrooms
- Modern Kitchen with Appliances
- Fitted Wardrobes to both Bedrooms
- Fantastic Location
- Available with No Onward Chain



## About this property

This modern two bedroom top floor apartment is situated on the ever popular 'The Avenue' in Sale.

With accommodation comprising; entrance hall with storage cupboard, modern kitchen with appliances, good size living room, two double bedrooms with fitted wardrobes and modern bathroom.

The property benefits from electric heating and parking offered on a first come first serve basis.

Available with No Onward Chain.





## DIRECTIONS

M33 4SH

## COUNCIL TAX BAND

B

## TENURE

Leasehold

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

## LOCAL AUTHORITY

Trafford B C

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	49 E	
21-38	F		
1-20	G		

## PRIMARY SOURCE OF HEATING

Electric

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Cable

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

## SOURCES OF FLOODING

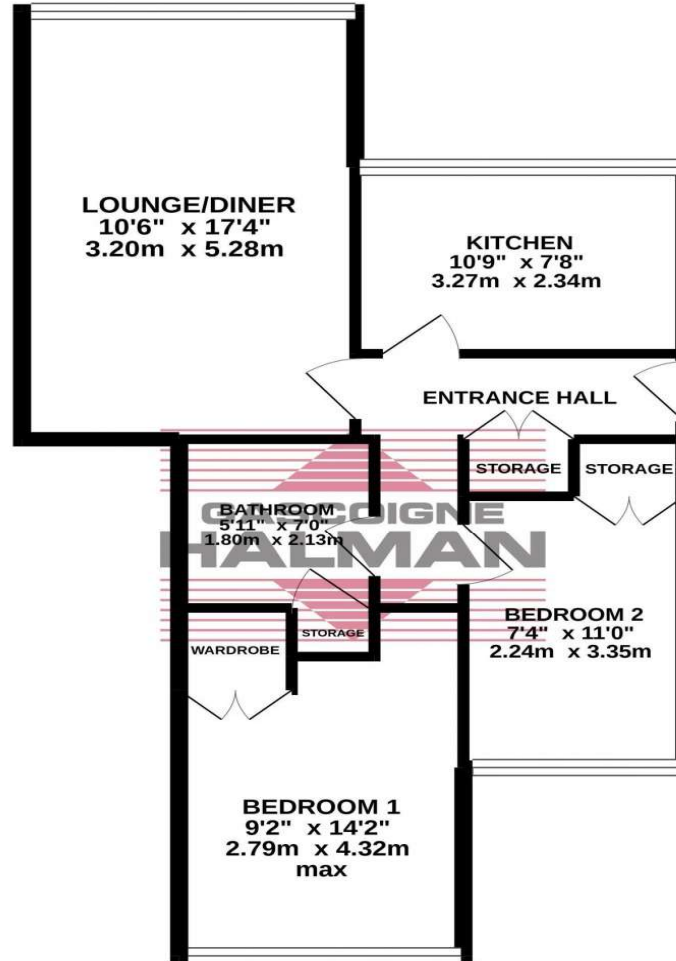
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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SECOND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 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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