



Flat 23, Moss Manor The Avenue, Sale, M33 4SH

****NO CHAIN**** Nestled in the desirable area of The Avenue, Sale, this charming purpose-built flat offers a perfect blend of comfort and convenience. Spanning an inviting 460 square feet, the property features a well-proportioned reception room that serves as an ideal space for relaxation or entertaining guests.

The flat comprises one bedroom, providing a peaceful retreat for rest and rejuvenation. The bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines. Built in 1980, this property combines classic design with modern living, making it a delightful choice for first-time buyers or those seeking a low-maintenance lifestyle.

The Avenue is known for its friendly community atmosphere and excellent local amenities, including shops, parks, and transport links, making it easy to explore the surrounding areas. This flat presents a wonderful opportunity to enjoy a comfortable living space in a sought-after location. Whether you are looking to invest or find your new home, this property is certainly worth considering.

£180,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Lounge

16'4" x 10'8"

This welcoming lounge offers a bright and spacious setting, enhanced by a large window that fills the room with natural light and provides pleasant views of the greenery outside. The area is finished with warm wood-effect flooring, complementing the clean white walls to create a calm and inviting atmosphere, ideal for relaxing or entertaining guests.

Kitchen

11'3" x 6'7"

Set just off the entrance hall, the new kitchen is neatly designed with a modern, minimalist style. It features light-coloured cabinetry and countertops that run along one side, incorporating a built-in oven and hob beneath an extractor fan. A large window at the far end adds brightness and offers a leafy outlook, while the wood-effect flooring ties in with the rest of the home for a cohesive feel.

Bedroom

11'9" x 9'3"

The bedroom is a peaceful retreat featuring a large window that overlooks the verdant surroundings, filling the room with natural daylight. The space benefits from built-in wardrobes along one wall, providing ample storage without compromising on floor space. Finished with the same warm wood-effect flooring and crisp white walls, the room feels fresh and easy to personalise.

Bathroom

6'3" x 5'6"

The new bathroom is tastefully finished with light, neutral tiling that complements the clean white sanitaryware. It includes a modern fitted bath with an overhead shower and a glass screen, alongside a pedestal sink and toilet. The circular mirror above the sink adds a stylish touch, while the dark floor tiles provide a subtle contrast to the light walls, creating a fresh and contemporary feel.

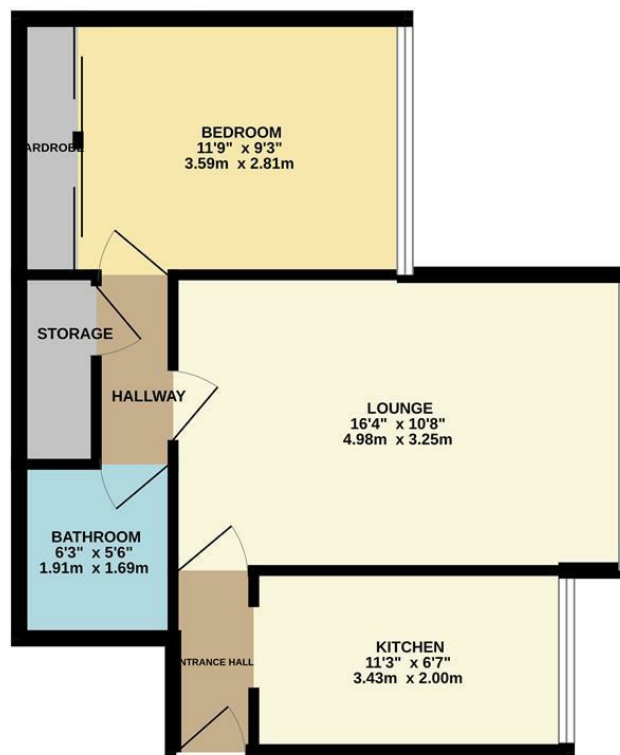


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 467 sq.ft. (43.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2025



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

95-97 School Road, Sale, Cheshire, M33 7XA

0161 962 2828

sale@jordanfishwick.co.uk
www.jordanfishwick.co.uk

