BEST ESTATE AGENT GUIDE AWARDS 2025 TOP 500 SALES
AWARDED FOR MARKETING I SERVICE I RESULTS

Apt 96, 32 Sheen Gardens
Moss Nook M22 5LF
£185,000

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Apt 96, 32 Sheen Gardens

Moss Nook M22 5LF

£185,000

Sheen Gardens is a popular, purpose-built modern development, close to the amenities of Heald Green Village, the rail station (with regular direct trains into Manchester) and Manchester International Airport.

This corner-sited, first floor apartment is certain to impress: An entrance hallway with storage leads to a spacious open-plan living room with Juliet balcony to the rear and two further large windows to the side, providing plentiful natural light and giving a good sense of space. The room opens to a modern fitted dining kitchen with integrated appliances, including a washing machine, fridge/freezer, gas hob and an electric oven.

The principal bedroom has an en-suite shower room/WC. There is also a second bedroom. A main bathroom/WC completes the accommodation.

The development has maintained communal grounds, with secure gated parking and an allocated space.

These homes are always in demand, due in part to their convenient position but also thanks to their attractive modern configuration. An early internal inspection is advised in order to avoid disappointment.

Tenure: Leasehold
Council Tax: Manchester B

- Corner-sited First Floor Apartment
- Two Bedrooms
- Stylish Accommodation
- Open-plan Living Room/Dining Kitchen
- En-suite Shower Room
- Main Bathroom
- Maintained Communal Grounds
- Gated Allocated Parking
- Popular Location
- Viewing Essential

Communal Entrance Hallway
With secure mailboxes.
Choice of stairs or the lift to the first floor.

Private Entrance to Apartment

Entrance Hallway
With inbuilt storage.

Living Room/Dining Kitchen
19'5 x 11'5

Bedroom One
13'3 max x 9'5 red to 6'2

En-suite Shower Room/WC
5'10 x 6'2

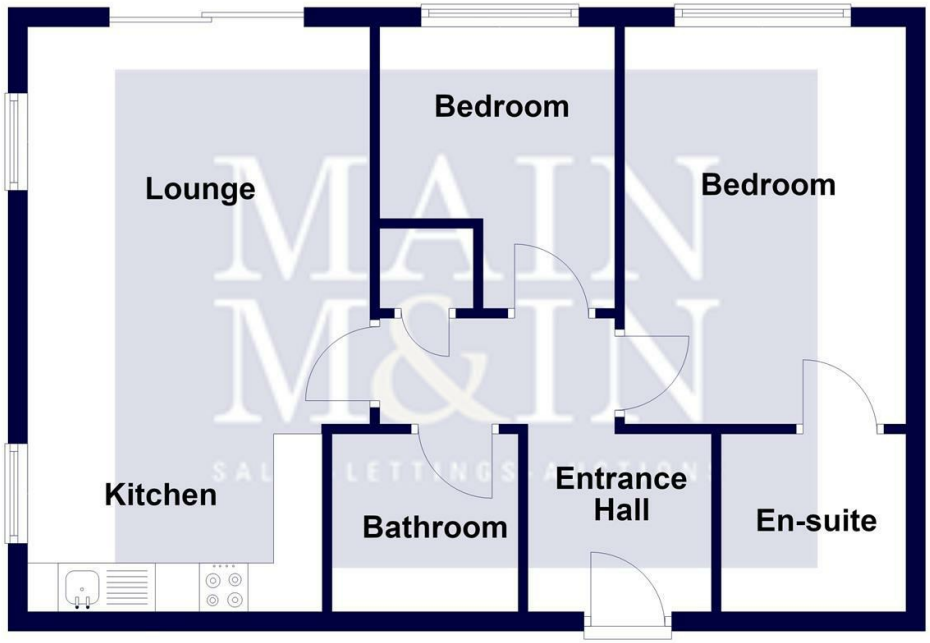
Bedroom Two
9'2 max x 7'10 max

Bathroom
5'7 x 6'3

Externally
Secure gated parking with allocated space (#56).
Maintained communal grounds.

Leasehold Information
106 years remain on a lease which ends on: 01/01/2123
Ground Rent of £175PA payable.
Service Charge: £164.49 PCM (£1,973.88 PA)

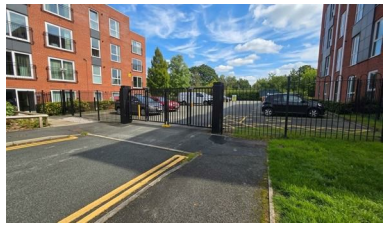
First Floor



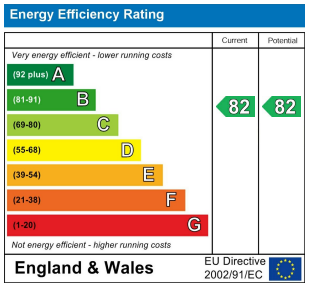
For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

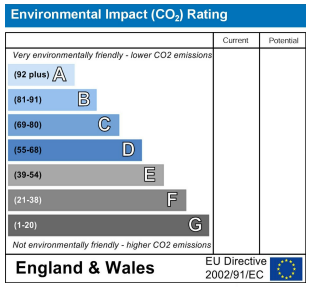
32 Sheen Gardens, Manchester

To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.
NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.
Tenure - To be confirmed with a solicitor at point of sale.
Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.





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Company Registration No. 5615498