



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 10 The Mount, 58 Moss Lane Sale, M33 5AR



£320,000

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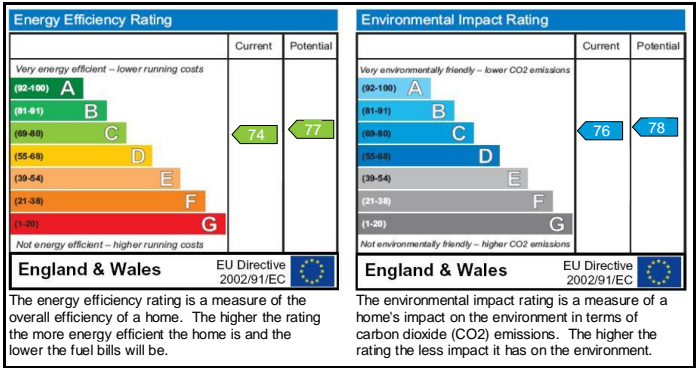






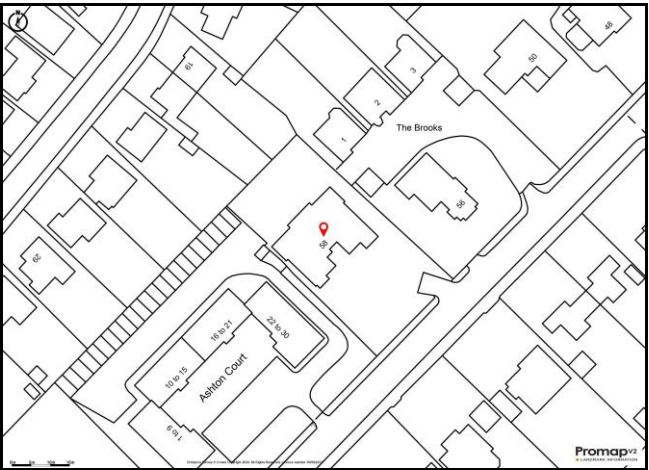
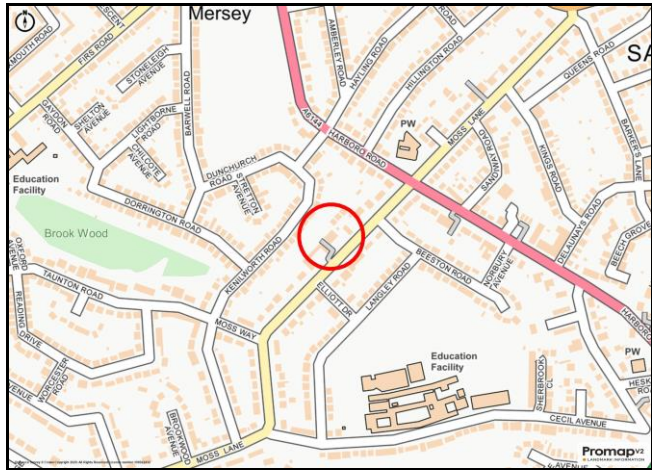
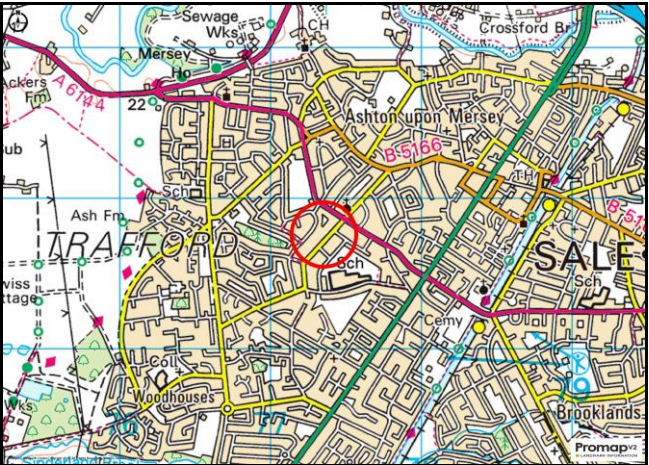
# energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# location

From our Watsonsons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road. At the traffic lights, turn left onto Washway Road and continue along. At the next set of traffic lights, turn right onto Harboro Way/A6144 and proceed along. Turn left onto Moss Lane and the property will be found on the right hand side.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

# overview

**A FABULOUS TWO BEDROOMED SECOND/TOP FLOOR MODERN APARTMENT LOCATED WITHIN ONE OF SALES MOST EXCLUSIVE DEVELOPMENTS. ELECTRIC GATED ENTRANCE. TWO PARKING SPACES. LIFT TO ALL FLOORS.**

Lovely Entrance Hallway. Large Lounge and Dining Room. Breakfast Kitchen. Two good Bedrooms. Two Bath/Shower Rooms - One En Suite. Two Parking Spaces. Lovely Communal Gardens. FIRST CLASS ADDRESS! Energy Rating: C



For further information or to arrange a viewing of this property please do not hesitate to contact our Sale Office on **0161 973 6688** or via **sale@watersons.net**



# in detail

An outstanding, Two Bedroomed, Second/Top floor Apartment located within one of Sales most exclusive apartment developments.

The Mount is a beautifully built development from the year 2000, having a gated entrance, highly maintained communal gardens, lift to all floors, two allocated car parking spaces and importantly external CCTV camera security.

The property has an immaculate interior with neutral re-decoration, Contemporary kitchen and bathroom fittings and a replacement gas central heating boiler fitted in 2019 with a 'Hive' smart controlled system.

The location on Moss Lane is one the area's most sought after addresses, being on this 'leafy' road close to the Town Centre and Metrolink.

Apartments of this nature rarely ever come to the market in Sale, should be perfect for a 'downsizer'!

An internal viewing will reveal:

Communal Entrance Hallway with entry phone system. Lift and stairs to all floors.

Second Floor Landing, a spacious area with window to the front. Door to apartment 10.

Apartment Hallway. Having doors opening to the Lounge, Breakfast Kitchen, Two Bedrooms, Bathroom, and useful storage cupboard.

Lounge and Dining Room, a superb large reception room, having a wide angled three section bay window to the rear elevation which provide generous views over the communal gardens. Two additional windows to the side. Attractive fireplace feature to one wall.

Breakfast Kitchen fitted with an extensive range of base and eye-level units with worktops over with inset stainless steel sink with mixer tap. Built in 'Bosch' stainless steel fronted electric oven with four ring gas hob and extractor over. Integrated fridge freezer. Integrated dishwasher and washing machine. Window to the side elevation. Full size breakfast bar. Wall-mounted 'Worcester' gas boiler installed 2019. Polished tiled floor.

Bedroom One. A well-proportioned Double Bedroom having a window to rear overlooking the communal gardens. Bespoke built-in wardrobe cupboards across one wall. Door to the En Suite Shower Room.

En Suite Shower Room fitted with a contemporary white suite with chrome fittings and comprises of: enclosed shower cubicle, low level WC, pedestal wash hand basin. Tiled floor. Part tiled walls.

Bedroom Two. Another good-sized Bedroom having a window to the rear overlooking the communal gardens. Bespoke built-in wardrobe cupboards.

Bathroom fitted with a white suite with chrome fittings and comprises of: panelled bath with thermostatic shower over and fitted glass shower screen, wash hand basin, WC. Polished tiled floor. Part-tiled and mirrored walls. Wall-mounted, heated towel rail radiator.

Outside the Development enjoys lovely, well-kept Communal Gardens, mostly to the rear where there is a large area of lawn with established borders surrounding.

There is resident and visitor parking to the front behind electric gates with two allocated parking spaces.

A wonderful Apartment!

Approx Gross Floor Area = 765 Sq. Feet  
= 71.0 Sq. Metres

