



## 292 Moston Lane East

, Manchester, M40 3HZ

**£360,000**



\*\*\*1930 DETACHED HOUSE \*\*\*SPACIOUS ROOMS\*\*\*LARGE GROUNDS\*\*\*DRIVEWAY\*\*\*CONVERTED GARAGE\*\*TWO RECEPTION ROOMS\*\*\*FABULOUS POTENTIAL\*\*\*Cousins Estate Agents are pleased to present this LARGE DETACHED HOUSE situated on MOSTON LANE EAST

Situated on Moston Lane East, this attractive family home occupies generous grounds with a spacious front driveway and well-maintained gardens to both the front and rear.

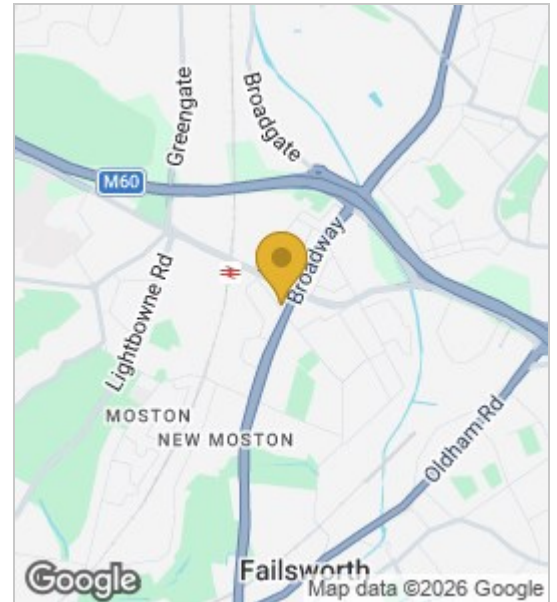
Ideally located, the property benefits from excellent transport links, with easy access to the M60 motorway and the A62 Oldham Road, providing convenient connections to Manchester, Oldham, Tameside and Rochdale.

The well-proportioned accommodation briefly comprises: an entrance porch, welcoming hallway, spacious living room, separate dining room, snug or 4th bedroom a large kitchen/breakfast room, and a convenient downstairs WC. To the first floor are three generously sized bedrooms and a family bathroom. There is also a boarded loft with power,



- Living room
- Dinning room
- snug
- Kitchen/ Breakfast room
- Downstairs Wc
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathrom
- Council Tax band: B

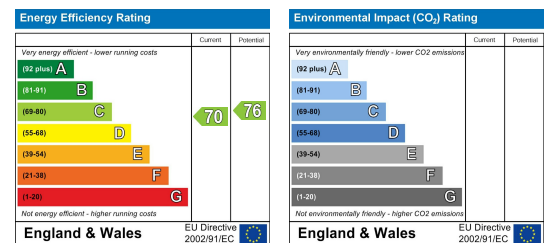
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

