



## 4 Edgewood Road , Manchester, M9 4QU

**Asking Price £295,000**



Cousins are pleased to bring to market Located in the heart of Moston, this property is ideally positioned for prospective buyers, offering easy access to a range of local amenities including nearby shops and the popular Moston Vale. Well-regarded schools, such as Lily Lane Primary, are within a short walking distance, while excellent transport links—including the Metro link and convenient commuter routes—provide direct access into Manchester City Centre.

Upon entering the property, you are welcomed by a downstairs WC, along with a spacious and well-appointed kitchen/diner fitted with a wide range of integrated appliances. To the rear, the living room spans the full width of the property, creating a bright and comfortable living space, complete with patio doors opening onto a larger-than-average rear garden. Additional storage cupboards further enhance the practicality of the ground floor.

To the first floor, the property offers three well-proportioned bedrooms alongside a modern family bathroom. The main bedroom occupies the second floor and benefits from its own private en-suite shower room, providing a peaceful and secluded retreat.

Externally, the property features off-street parking via a driveway to the front. To the rear, a private garden provides an excellent outdoor space, ideal for families, entertaining



Kitchen/ dinner

Living room

Bedroom 2

Bedroom 3

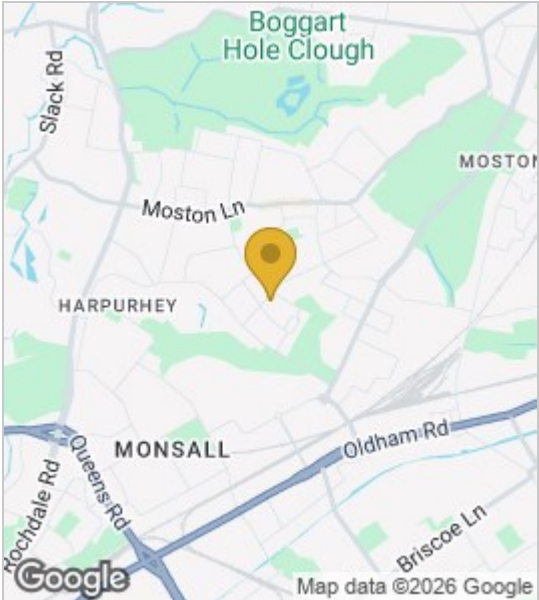
Bedroom 4

Family Bathroom

Bedroom 1 top floor

en- suite

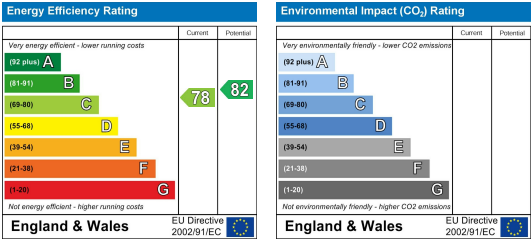
Area Map



Floor Plans



Energy Efficiency Graph



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