



4 Edgewood Road

, Manchester, M9 4QU

Asking Price £300,000



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.

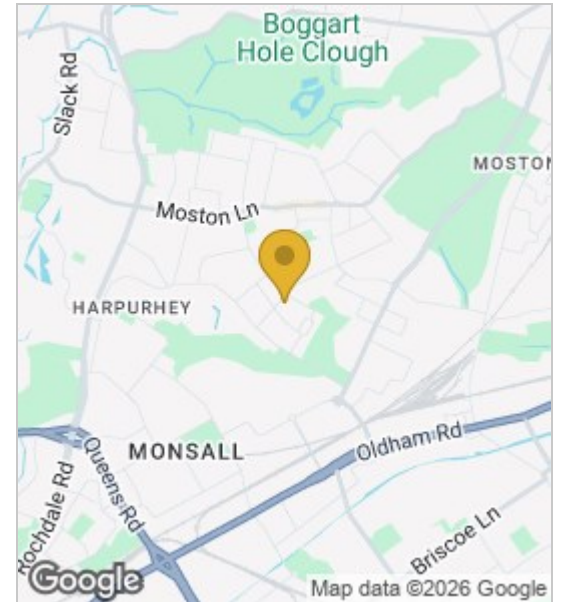
To the first floor, the property offers three well-proportioned bedrooms alongside a modern family bathroom. The main bedroom occupies the second floor and benefits from its own private en-suite shower room, providing a peaceful and secluded retreat.

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

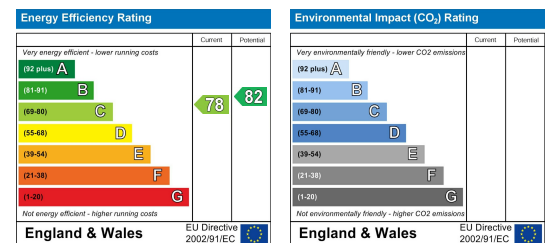
Area Map



Floor Plans



Energy Efficiency Graph



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.

