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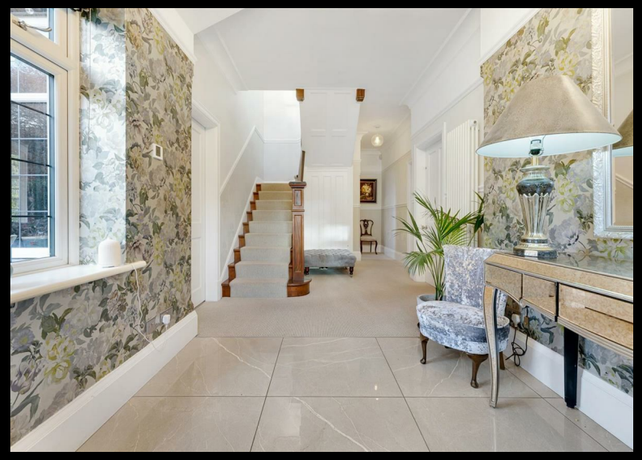
55 Moss Lane

Sale, M33 5AW



£1,500,000

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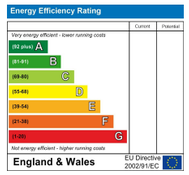
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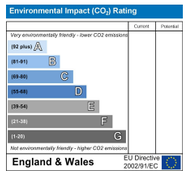
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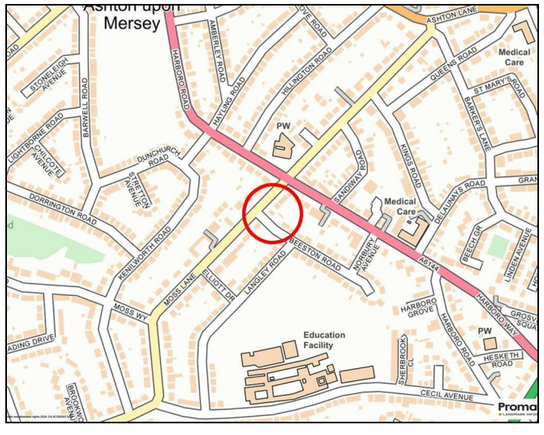
energy efficiency

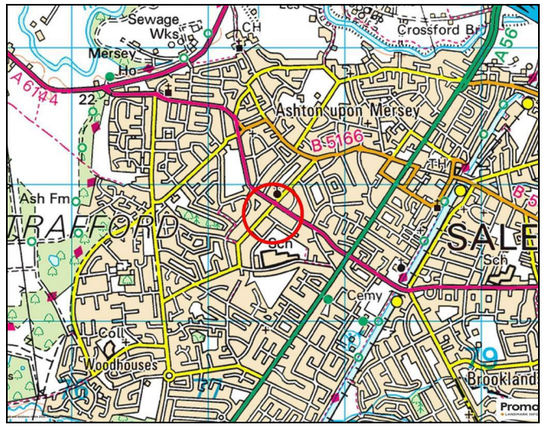
In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)











overview

A STUNNING, COMPREHENSIVELY UPGRADED, DETACHED FAMILY HOME STANDING ON A BEAUTIFUL APPROX 0.278 ACRE PLOT, SUPERBLY POSITIONED ON THIS MOST DESIRABLE LOCATION PERFECT FOR SCHOOLS/TOWN CENTRE. HIGH SPECIFICATION FITTINGS THROUGHOUT. APPROACHING 3000 SQFT OF ACCOMMODATION.

Large Hallway. WC . Lounge. Family room. Dining Kitchen. Four Bedrooms. Two Bath/Shower - one En Suite. Cellars/Utility. Separate Detached Annexe with Lounge/Kitchen/Bedroom + Shower Room. Driveway. Gorgeous mature garden plot. AN INCREDIBLE PROPERTY!

CONTACT SALE 0161 973 6688



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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.

in detail

A stunning, comprehensively upgraded, Five Bedroomed Detached which enjoys a gorgeous approximately 0.278 acre Garden Plot.

Internally, the property has been transformed with high specification fittings throughout and a whole host of Period features.

The location is ideal, Moss Lane has always been one of Sale's most desirable roads, being within an easy reach of several of the popular schools and the Town Centre.

In addition to the main accommodation, there is a Detached Annexe which is laid out as a one Bedroomed Bungalow with Living Room/Kitchen/Bedroom and Shower Room.

There is extensive Parking and of course beautiful large landscaped gardens.

An internal viewing will reveal:

Entrance Hallway. A fabulous grand entrance to the property, having a composite front door with leaded, uPVC double glazed windows to the front and side elevation. Polished, oversized tiled floor with underfloor heating. Spindled staircase rises to the first floor with striking large Newall post. Panelled doors then open to the Lounge, Family Room, Breakfast Kitchen and Ground Floor WC. Double doors open to useful cloaks cupboard.

Study Area having an opaque, leaded, uPVC double glazed window to the front elevation. Tiled floor. Door through to the Ground Floor WC.

Ground Floor WC fitted with a low-level WC and wash hand basin. Opaque, uPVC double glazed window to the front elevation. Tiled floor.

Lounge. A fantastic formal reception room having a leaded uPVC double glazed bay window to the front plus a further leaded uPVC double glazed window to the side. Attractive fireplace feature. Coved ceiling. Picture rail surround.

Family Room. A wonderful, large Reception Room having a wide, uPVC double glazed bay window to the side elevation overlooking the Gardens. Built-in custom built media cabinets. Deep-coved ceiling. Picture rail surround. Beautiful fireplace feature with cast-iron woodburning stove. Leaded, uPVC double glazed door opens outside to the Gardens. Glazed double doors open to the Breakfast Kitchen.

Dining Kitchen. A perfect Family Kitchen fitted with an extensive range of base and eye-level units with Quartz worktops over and inset, one and a half bowl, white ceramic sink unit with mixer tap. Space for a range cooker with extractor hood over. Integrated larder fridge, dishwasher and microwave. Leaded, uPVC double glazed window to the rear elevation overlooking the Gardens. Built-in, fixed bench seating. Leaded, uPVC double glazed, square by window to the rear elevation with fitted window seat. Door provides access down to the Basement.

Cellars.
The cellars provide excellent additional storage space. There is a main chamber which makes a perfect Utility room along with some smaller chambers one housing the gas central heating boiler and the mega flow hot water tank.

First Floor Landing having a spindle balustrade to the return of the staircase opening. Leaded, uPVC double glazed window to the side elevation. Doors then open to the Four Bedrooms and Family Bathroom. Coved ceiling.

Bedroom One. A magnificent Double Bedroom having a leaded, uPVC double glazed bay window to the side elevation providing views over the Gardens. Additional, leaded uPVC double glazed window to the rear. Coved ceiling. Picture rail surround. Pitched skirting boards. Built-in wardrobes across one wall. Herringbone design flooring.

Bedroom Two. Another good-sized Double Bedroom having a leaded, uPVC double glazed bay window to the front elevation. Additional leaded window to the side elevation. Built-in wardrobes. Door through to the En Suite Shower Room.

En Suite Shower Room fitted with a suite comprising of double-width shower cubicle with thermostatic shower, vanity sink unit and WC. Wall-mounted, heated, polished chrome towel rail radiator. Opaque, uPVC double glazed window to the side elevation. Tiled walls. Tiled floor. Inset spotlights to the ceiling.

Bedroom Three. Another good-sized Double Bedroom having a leaded, uPVC double glazed window to the rear elevation providing views over the Garden. Built-in wardrobes. Coved ceiling. Picture rail surround.

Bedroom Four having a leaded, uPVC double glazed window to the rear elevation overlooking the Gardens. Picture rail surround. Built-in wardrobe.

The Family Bathroom is fitted with a suite comprising of deep, double-ended, tiled panelled bath with wall-mounted mixer tap, separate walk-in shower cubicle with thermostatic shower, wall-hung, twin drawer vanity sink unit. Tiled floor with underfloor heating. Part-tiled walls. Opaque, uPVC double glazed window to the front elevation.

Separate WC fitted with a low-level WC and space-saver vanity sink unit. Opaque, uPVC double glazed window to the side elevation. Tiled floor.

Externally there a Detached Annexe, currently laid out as a one Bedroomed Bunglow, having a living area with French doors to the garden, stylish kitchen, Bedroom and Shower Room.

The gardens are a big feature of the property, the private plot extends to around 0.278 of an acre, approached via a large driveway providing ample parking. The gardens are mostly laid to lawn with established borders surrounding and paved patio areas perfect for entertaining.

An incredible family home!

