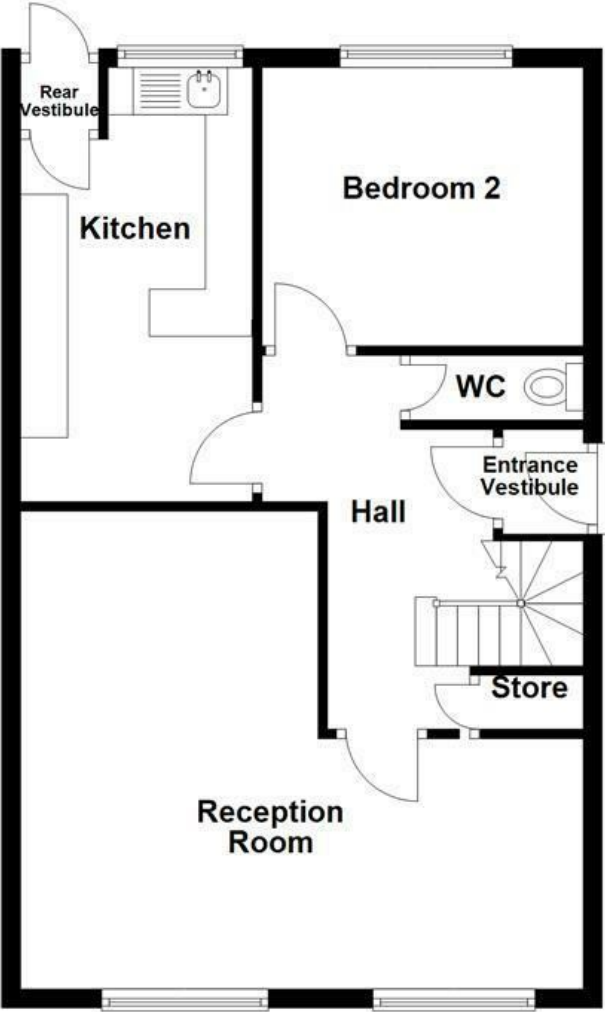


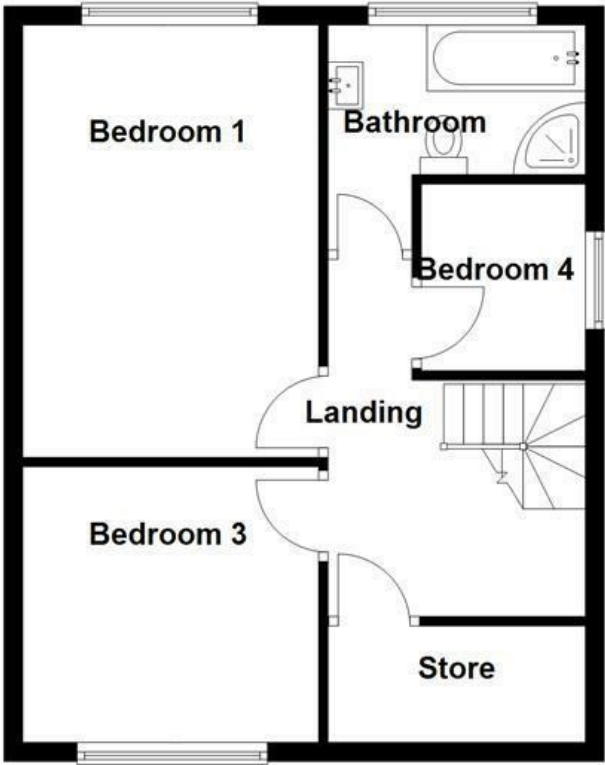
Ground Floor

Approx. 58.2 sq. metres (626.2 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.5 sq. feet)



Energy Efficiency Rating

Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	

England & Wales EU Directive 2002/91/EC

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Moss Bank Road, Manchester, M27 9UX

Offers Over £300,000

Nestled on Moss Bank Road in the charming area of Wardley, Swinton, this stunning semi-detached home offers a perfect blend of comfort and space. With a large rear garden that overlooks picturesque open fields, this property is ideal for those who appreciate the beauty of nature right at their doorstep.

As you approach the house, you will be greeted by a generous driveway that accommodates multiple vehicles, ensuring convenience for you and your guests. Upon entering, you will find a spacious reception room that invites you to relax and unwind. The ground floor also features a well-appointed kitchen, a comfortable bedroom, and a convenient WC, making it suitable for both family living and entertaining.

Venturing upstairs, you will discover three generously sized bedrooms, each offering ample space for rest and relaxation. The family bathroom is thoughtfully designed to cater to your needs.

This home is not just a property; it is a sanctuary that provides a peaceful retreat while being conveniently located near local amenities. Whether you are a growing family or simply seeking a tranquil place to call home, this semi-detached house on Moss Bank Road is a wonderful opportunity not to be missed.

Moss Bank Road, Manchester, M27 9UX

Offers Over £300,000

 4  1  1  D

- Four Bedroom Semi Detached Home
- Generous Reception Room
- Generous Driveway Providing Multi Vehicle Parking
- Tenure - Leasehold
- Spacious Ground Floor Bedroom And WC
- Well Appointed Kitchen
- EPC Rating - D
- Three Further First Floor Bedrooms
- Family Bathroom And Practical Layout
- Council Tax Band - C

Ground Floor

Entrance Hall

Central heating radiator, stairs to first floor, doors to reception room, kitchen, bedroom two and WC.

Reception Room

16'7 x 19'9 (5.05m x 6.02m)

Two UPVC double glazed windows, central heating radiator, gas fire with stone surround, television point.

Kitchen

8'1 x 15'1 (2.46m x 4.60m)

UPVC double glazed window, Single glazed frosted door to rear vestibule, central heating radiator, wood panelled wall and base units, laminate surfaces, tiled splashbacks, stainless steel sink and drainer with mixer tap, space for fridge freezer, cooker and washing machine.

WC

6 x 2'3 (1.83m x 0.69m)

UPVC double glazed frosted window, dual flush WC, tiled elevations and tiled flooring.

Bedroom Two

11'2 x 9'8 (3.40m x 2.95m)

UPVC double glazed window, central heating radiator, vanity top wash basin and waterfall tap.

First Floor

Bedroom One

15 x 10'9 (4.57m x 3.28m)

UPVC double glazed window, central heating radiator.

Bedroom Three

9'7 x 10'4 (2.92m x 3.15m)

UPVC double glazed window, central heating radiator.

Bedroom Four

6'6 x 5'8 (1.98m x 1.73m)

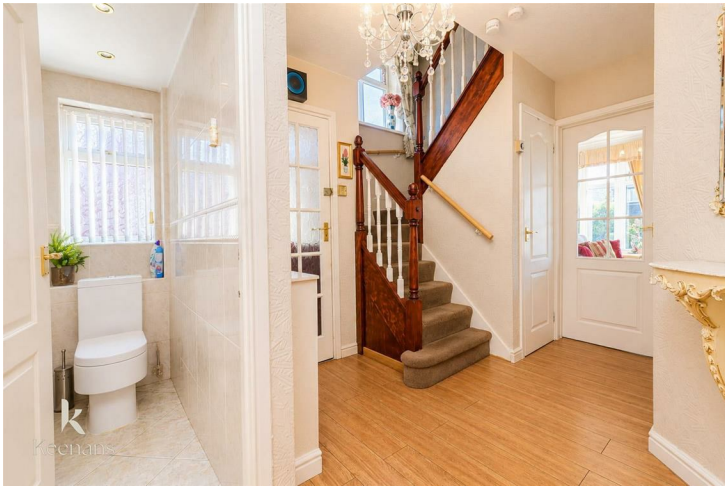
UPVC double glazed window, central heating radiator.

Bathroom

9'5 x 8'6 (2.87m x 2.59m)

UPVC double glazed window, heated towel rail, spotlights, extractor fan, tiled elevations, vanity top wash basin with mixer tap, dual flush WC, walk in direct feed shower, PVC panelled bath.

Tel: 01617939622



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