



**Brookash Road
Moss Nook
Manchester M22 5LU**

**GUIDE PRICE:
£225,000**

Benefiting from a new kitchen and bathroom, we are pleased to offer for sale this extended, bay fronted three bed semi-detached. In brief the accommodation comprises, hall, two reception rooms, fitted kitchen, three bedrooms, and fully tiled bathroom with white suite. Outside to the front there is a driveway for off road parking and access to a carport. To the rear there is a mainly lawned garden.



Andrew J.
Dawson
Independent Estate Agents

15 Brookash Road, Moss Nook, Manchester, M22 5LU

GUIDE PRICE: £225,000

DESCRIPTON: Benefiting from a new kitchen and bathroom, we are pleased to offer for sale this extended, bay fronted three bed semi-detached. In brief the accommodation comprises, entrance hall, two good sized reception rooms, newly fitted kitchen, three bedrooms, and fully tiled bathroom with white suite. Outside to the front there is a driveway for off road parking and access to a carport. To the rear there is a mainly lawned garden.

Sure to attract early interest!

LOCATION: Brookash Road forms part of a residential area which is approximately half a mile from Heald Green village centre and all its attendant facilities. For the commuter Manchester Airport and the motorway network can be accessed approximately a quarter of a mile away.

DIRECTIONS: From the centre of Heald Green proceed along Finney Lane in the direction of Manchester Airport. At the traffic lights turn left into Styal Road. Proceed towards Wilmslow and turn second left onto Cunningham Drive. Turn first right onto Brookash Road where the property can be found on the left hand side.

ENTRANCE HALL Upvc double glazed entrance door, laminate flooring, stairs to first floor, coving to ceiling, understairs storage cupboard.

LOUNGE 14' into bay x 11' 10" (4.27m x 3.61m) Upvc double glazed bay window, radiator, laminate flooring, coving to ceiling.

DINING ROOM 14' 2" x 11' 6" (4.32m x 3.51m) Upvc double glazed double doors opening to the garden, radiator, laminate flooring, coving to ceiling.

KITCHEN 20' 7" x 6' 9" (6.27m x 2.06m) Fitted with a range of matching base and wall units with working surfaces, inset single drainer sink unit, plumbing for washing machine, built in four ring gas hob with oven and stainless steel extractor above, plumbing for washing machine, cupboard housing Bosch gas central heating boiler, part tiled walls, radiator, integrated dishwasher, Upvc double glazed window and door to rear garden.

LANDING Upvc double glazed window.

BEDROOM ONE 17' 2" into bay x 11' 2" (5.23m x 3.4m) Upvc double glazed bay window, radiator.

BEDROOM TWO 11' 5" x 11' (3.48m x 3.35m) Upvc double glazed window, radiator, access to loft.

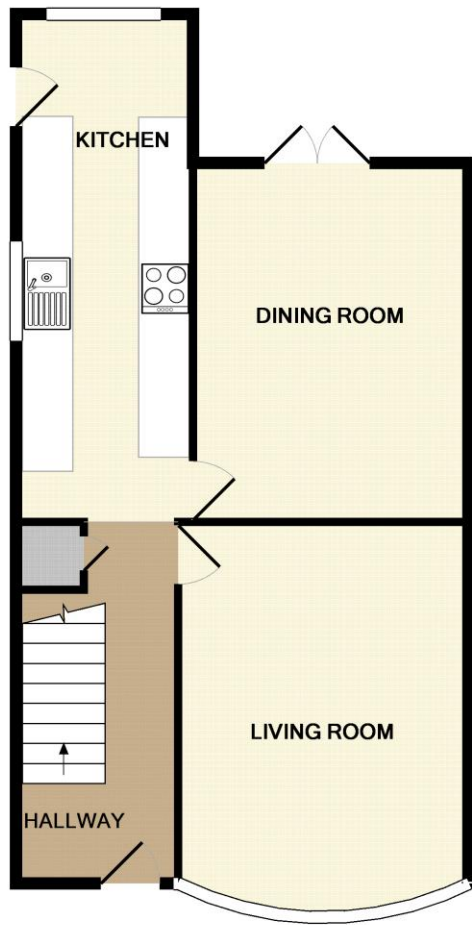
BEDROOM THREE 9' 2" x 7' 4" (2.79m x 2.24m) Upvc double glazed window, radiator.

BATHROOM 8' 4" x 7' 2" (2.54m x 2.18m) Fitted with a white suite comprising panelled bath with overbath shower and screen, low level wc. hand wash basin, fully tiled walls and floor, Upvc double glazed window, ladder style radiator.

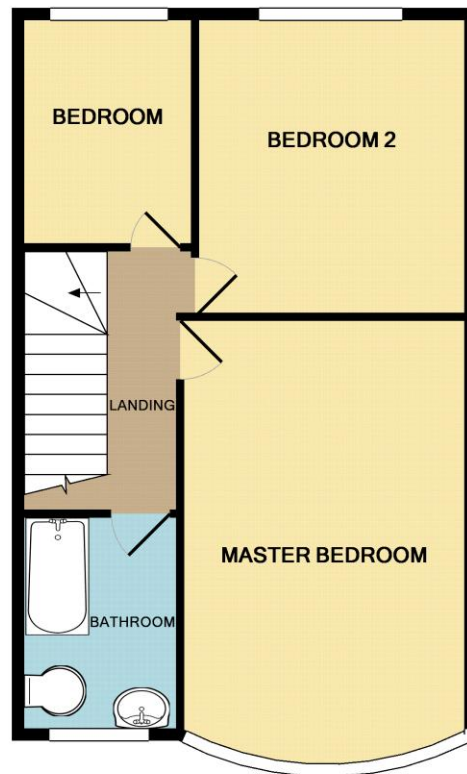
OUTSIDE To the front of the property a driveway provides off road parking facilities and access to the carport. To the rear there is a mainly lawned garden.

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Please note that the gas central heating (if applicable) and other appliances mentioned in the above have not been tested by the Agents. Internal photos are reproduced for general information and it must not be inferred that any item shown is included with the property. Floor plans shown give only an indication of the property layout and may not accurately represent the true proportions/dimensions of the accommodation on offer.

REF: 11505



GROUND FLOOR

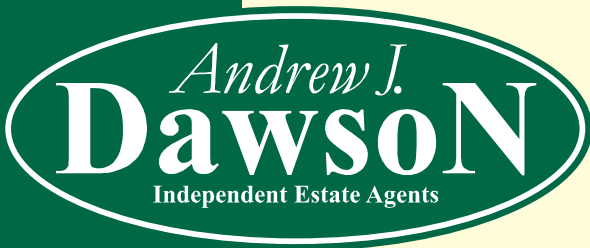


1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Opening Hours: Mon-Fri 9am-5.30pm Sat 9am-4pm



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