



10 Trenchard Drive
Moss Nook M22 5NA
£290,000

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10 Trenchard Drive

Moss Nook M22 5NA

£290,000

Offered for sale with the benefit of having no onward chain involved, this end of terrace house is located in a popular residential area which enjoys excellent transport links.

Whilst already centrally heated and double-glazed, the property will appeal to those seeking a home which can be further updated/improved to their own taste/specification.

The accommodation comprises: Entrance porch, a large open-plan living/dining room and a fitted dining kitchen.

To the first floor is a landing which provides access to three bedrooms and a bathroom which is fitted with a white suite, with shower above the bath.

To the rear of the house is a shared access way, with a garden area beyond with seating area and decorative borders. There is a timber shed/summerhouse providing storage space.

Trenchard Drive is a cul-de-sac, with permits available for residents and their guests. These homes are always popular and this house warrants an early internal inspection in order to appreciate the significant potential on offer here.

- Gas Central Heating
- PVCU Double Glazing
- Spacious Accommodation
- Open-plan Living/Dining Room
- Dining Kitchen
- Three Bedrooms
- Bathroom
- Some Updating Required
- Garden to Rear
- No Onward Chain

Entrance Porch

Living/Dining Room
16'3 x 23'6

Dining Kitchen
15'0 x 12'0

First Floor Landing

Bedroom One
8'10 x 13'6 red to 10'0

Bedroom Two
8'8 x 9'10

Bedroom Three
7'1 red to 3'11 x 10'0 max
(L-shaped)

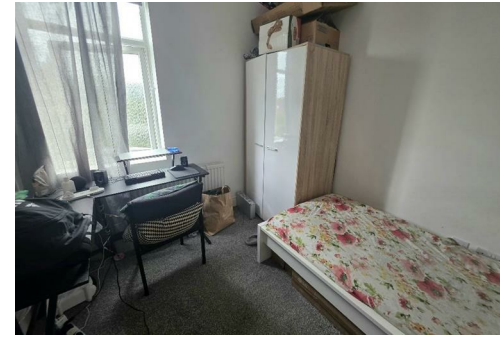
Bathroom
7'1 x 9'10

Externally

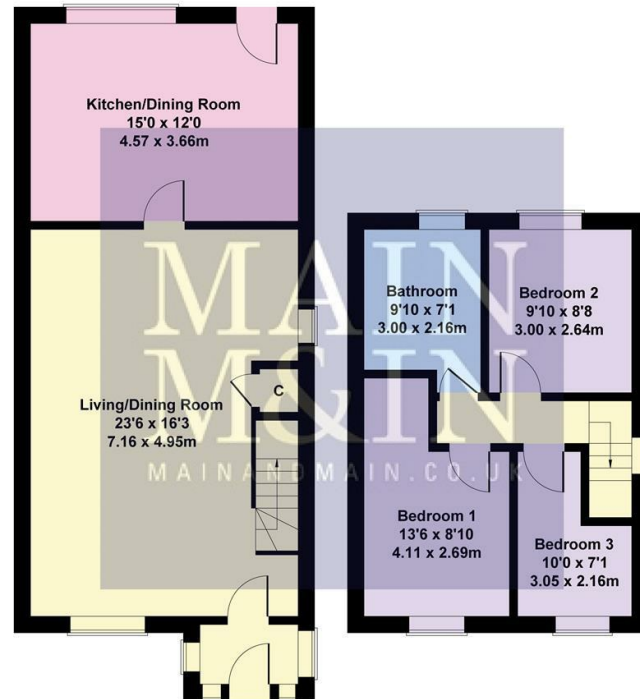
Access across rear for neighbouring properties.
Garden area with seating area and decorative borders.
Timber summerhouse/shed.

Permit Parking for residents available.

Tenure: Freehold
Council Tax: Manchester C



Trenchard Drive
Approximate Gross Internal Area
991 sq ft - 92 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		80	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	45		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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