



40 Trenchard Drive
Moss Nook-Wythenshawe M22 5NA
50% Shared Ownership £167,500

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40 Trenchard Drive

Moss Nook-Wytham Shared Ownership £167,500

*** AVAILABLE WITH 50% SHARED OWNERSHIP (PLUS £352.97 PCM RENT) OR TO PURCHASE FOR 100% AT £335,000 ***

Offering well-proportioned, versatile accommodation over three floors, this modern semi-detached residence will appeal to a wide range of potential purchasers.

The property comprises: Entrance hallway, downstairs WC, and a stylish modern fitted kitchen which opens to a living/dining room with patio doors to the garden.

To the first floor are two good bedrooms and a bathroom, whilst to the top floor is the principal bedroom which has deep storage cupboards and an en-suite shower room/WC.

The property stands behind a garden area with a driveway alongside the house providing off road parking space. To the rear is an enclosed lawned garden with patio and access gate.

The house forms part of a pleasant modern development with easy access to transport networks, amenities and schools.

This property is offered for sale as a shared ownership property, or it can be purchased outright. Please enquire for further information.

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Two Bathrooms
- Stylish Presentation
- Contemporary Kitchen
- Open-plan Living/Dining Room
- Downstairs WC
- Driveway
- Enclosed Rear Garden

Entrance Hallway

Kitchen

17'9 x 9'4

Opens to:

Living/Dining Room

12'10 x 12'9

Downstairs WC

First Floor Landing

Main Bathroom

7'3 x 6'1

Bedroom Two

9'0 red to 8'1 x 12'9

Bedroom Three

8'9 red 3'11 x 12'9

Second Floor Landing

Bedroom One

21'6 max x 9'4

En-suite Shower Room/WC

4'4 x 7'4

Storage Areas

Two deep storage cupboards.

Externally

Garden areas to front and rear.

Driveway alongside the house providing off road parking space.

Tenure Information

Leasehold: 247 years remain of a 250 year lease which commenced in 2022.

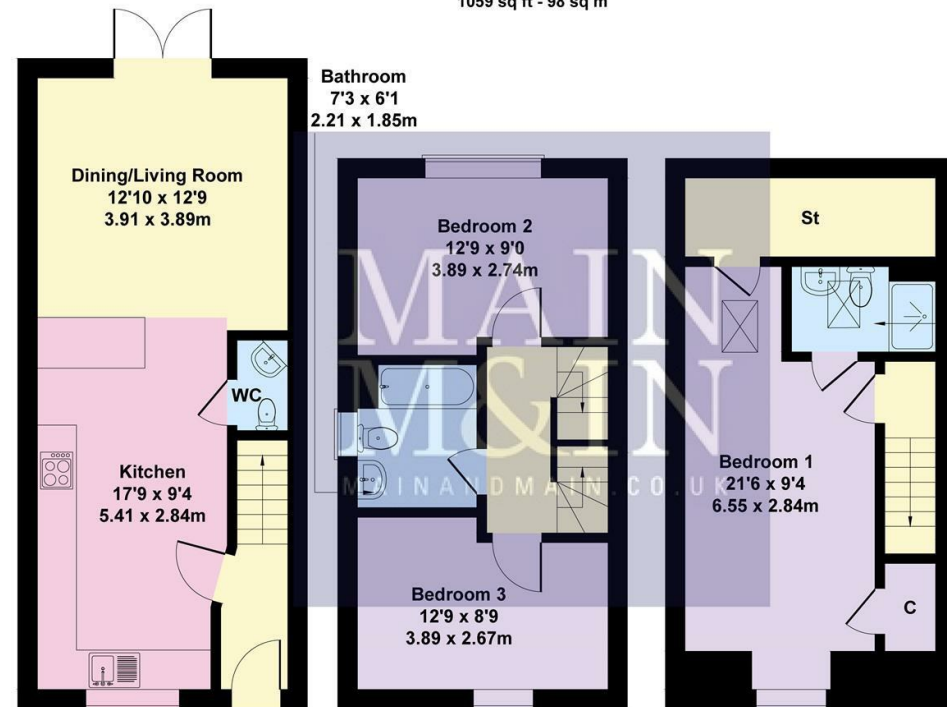
Ground Rent: £51.83 PA (As of 01/04/25)

Shared Ownership Rent Payable on 50% Basis: £352.97 PCM

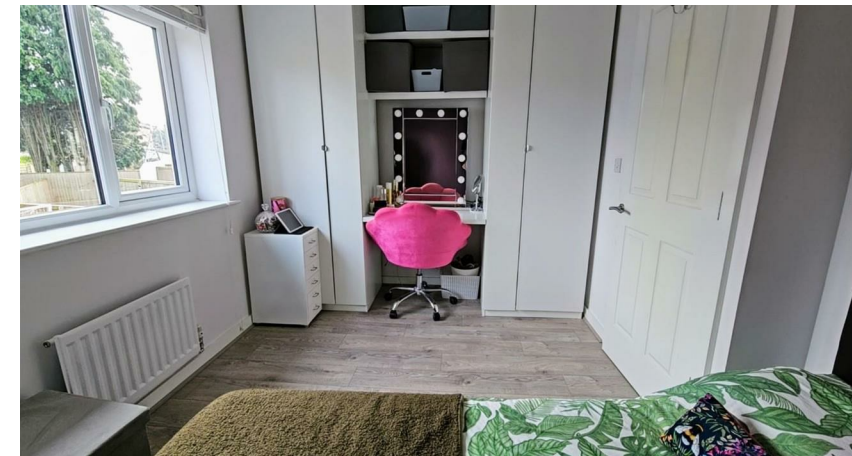
Tenure: Leasehold
Council Tax: Manchester C



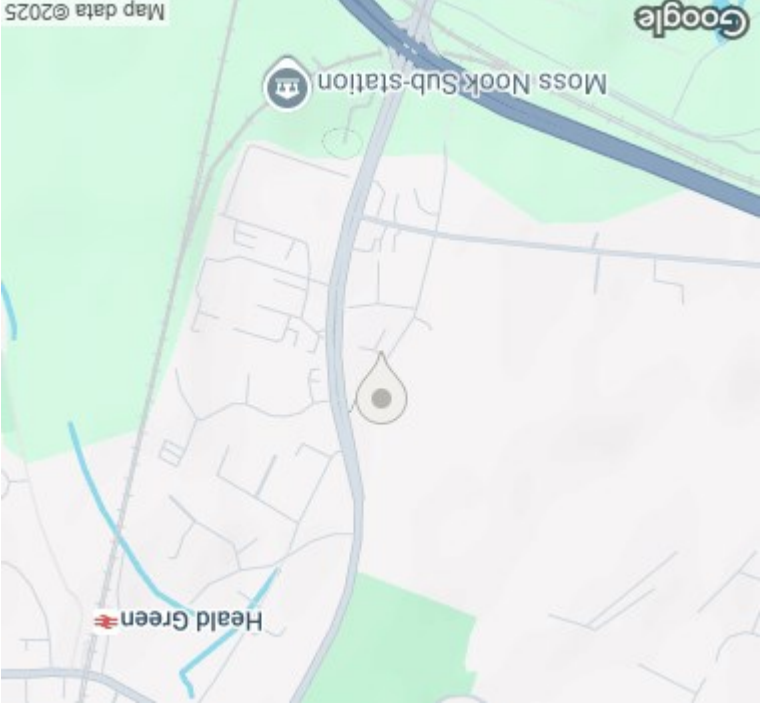
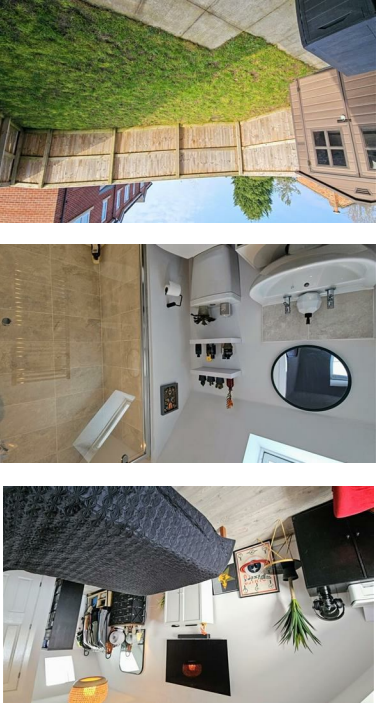
Trenchard Drive Approximate Gross Internal Area 1059 sq ft - 98 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Current	84
Potential	96
Not energy efficient - higher running costs	
Very inefficient - higher running costs	G (1-20)

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	A (92 plus)
Environmentally friendly	B (81-91)
Decent	C (69-80)
Current	D (55-68)
Potential	E (39-54)
Not environmentally friendly - higher CO ₂ emissions	F (21-38)
Very inefficient - higher CO ₂ emissions	G (1-20)

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