



5 Maroon Road
Moss Nook M22 5NB
Asking Price £340,000

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5 Maroon Road Moss Nook M22 5NB

Asking Price £340,000

Offered for sale with no onward chain and benefiting from a two storey rear extension, this semi-detached house offers much more than you would expect, when viewed from the road.

The property has benefited from a renewed fitted kitchen and new external doors in recent years, but the house does require some cosmetic updating: This is an excellent opportunity to acquire a well-proportioned home which can be improved to your own taste and specification: The house occupies a large garden plot, so could potentially even suit further extension, subject to gaining the necessary permissions.

An entrance hallway leads to an open-plan living/dining room and there is a modern fitted kitchen with selection of inbuilt appliances. A ground floor WC is accessed from the hallway. To the first floor are three double bedrooms and a shower room/WC.

The house stands behind a block-paved driveway which provides off road parking space and leads to a detached garage. There is a pedestrian gate which gives access to a large garden to the rear with a South Easterly aspect, which has a seating area, lawned expanse and a selection of trees.

The property forms part of a popular residential area, well-placed for access to amenities and transport links.

An early viewing is advised, in order to fully appreciate this opportunity.

Tenure: Freehold
Council Tax: Manchester C

- Gas Central Heating
- PVCU Double Glazing
- Extended Accommodation
- Two Reception Rooms
- Refitted Kitchen
- Three Double Bedrooms
- Shower Room/WC
- Driveway & Garage
- Further Updating Required
- No Onward Chain

Entrance Hallway

Downstairs WC

Living Room
18'11 into bay x 11'0
Open to:

Dining Room
8'3 x 11'0

Kitchen
17'7 x 7'10

First Floor Landing

Bedroom One
11'2 into bay x 10'10 red to 9'8 to fitted wardrob

Bedroom Two
17'6 x 10'10

Bedroom Three
16'9 max x 7'11

Shower Room/WC
5'3 x 7'11

The room is adaptable to accommodate a bath if required.

Externally

Block-paved driveway to the front providing off road parking space.

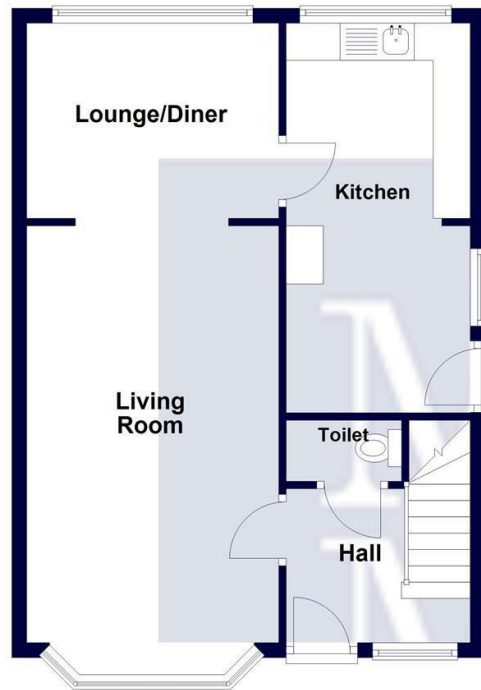
Large rear garden with a South Easterly aspect, laid to lawn with selection of trees.

Detached Garage
16'8 x 8'2

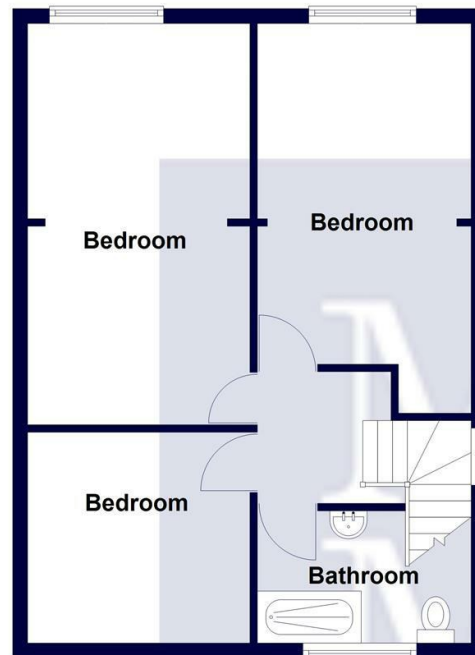




Ground Floor



First Floor



5 Maroon Road

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			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(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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