



22 Trenchard Drive  
Moss Nook M22 5NA  
Offers Over £300,000



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# 22 Trenchard Drive

## Moss Nook M22 5NA

Offers Over £300,000

Benefiting from a full width, two storey rear extension, this attractive home offers much more than you would expect, when viewed from the road: The property offers a surprising amount of accommodation, easily equivalent to that you would expect of a three bedroom-sized home.

An entrance porch leads to a superb open-plan reception room, with clearly defined living and dining areas. Tall ceilings, coupled with a large bay window to the front provides this generous space with plentiful natural light. Double internal doors open to a well-proportioned kitchen which also has patio doors leading to the garden.

Upstairs, a landing leads to a generously-sized front double bedroom which overlooks the road. There is an impressive refitted bathroom, featuring a period-style suite in white with a free-standing claw-foot bath and shower above, enhanced with contemporary black fittings and attractive tiling.

A central study/dressing room is fitted with substantial mirror-fronted wardrobes: This room leads to the principal double bedroom which overlooks the rear garden. These rooms could be re-configured/utilised as two bedrooms, if desired.

The house stands behind a paved front garden. To the rear is a garden which is majority paved, for ease of maintenance. There are decorative borders, a large timber shed and side access gates.

Trenchard Drive forms part of a sought-after residential road, with resident and visitor parking permits available. It is within easy reach of transport networks such as the M56/M60 motorway networks, Metrolink tram and Manchester Airport. Plentiful local amenities are available, with schools for all age groups available in the area.

This is a spacious, well-presented home which warrants an early internal inspection, in order to avoid disappointment.

Tenure: Freehold  
Council Tax: Manchester B

- Double Storey Extension
- Spacious Versatile Accommodation
- Open-plan Reception Room
- Fitted Kitchen
- Two Double Bedrooms
- Large Dressing Room/Study
- Stylish Refitted Bathroom
- Garden to Rear
- Resident Permit Parking
- Sought-after Location

### Entrance Porch

### Reception Room

25'4 max x 14'2

### Kitchen

9'11 x 13'5

### First Floor Landing

### Bedroom One

10'1 x 13'5

### Dressing Room/Study

8'6 x 6'9

### Bedroom Two

10'2 x 14'2

### Bathroom

11'6 x 6'10

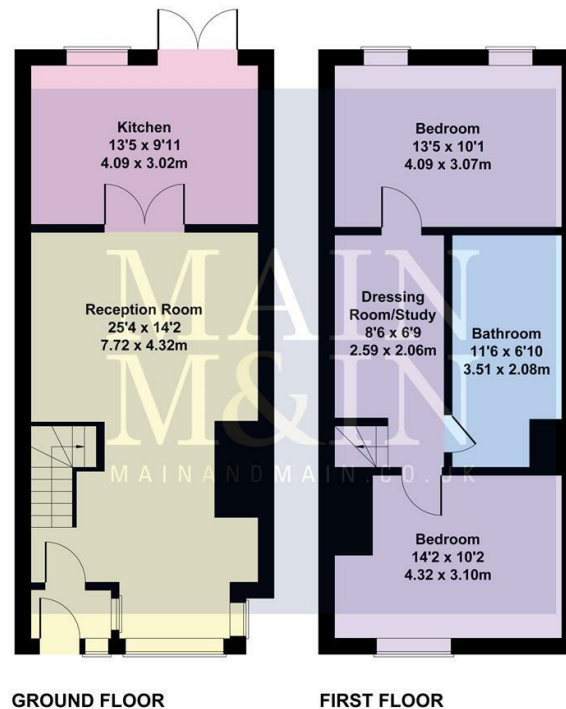
### Externally

Paved front garden area.  
Garden to the rear, majority paved for ease of maintenance.  
Decorative border planting. Large timber shed.  
Gated access to side.





**Trenchard Drive**  
Approximate Gross Internal Area  
964 sq ft - 90 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	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
(92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO2 emissions	
Current	73
Potential	79

Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO2 emissions	
Current	
Potential	

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