



17 Brookash Road
Moss Nook M22 5LU
Asking Price £390,000

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17 Brookash Road

Moss Nook M22 5LU

Asking Price £390,000

An attractive pre-war three bedroom semi-detached house. NO ONWARD CHAIN.

Situated off Styal Road close to Heald Green Village and Rail Station, this lovely home offers: Entrance porch, hallway, a spacious lounge with bay window and an impressive fitted kitchen which opens to a dining/living area, with bi-folding doors to the rear garden. A utility room completes the ground floor.

Upstairs are three well-proportioned bedrooms and a stylish modern bathroom/WC.

The house stands behind a garden area with a driveway to the front, with gated side access. To the rear is an attractive enclosed mature garden with deck seating area, lawn and decorative borders.

The property enjoys excellent transport links, being well-placed for access to Manchester Airport, Metrolink and the M56/M60 Motorways, with easy access onto the bypass on Styal Road. Centres such as Gatley, Cheadle, Cheadle Hulme and Handforth are all within easy reach by car, as well as the large superstores on the A34 bypass.

An early internal viewing is essential.

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Freehold
- Great Location
- Excellent Condition
- Viewing Essential

Tenure: Freehold
Council Tax: Manchester C

Entrance Porch

Entrance Hallway

Lounge
13'8 into bay x 11'10

Open-plan Kitchen/Dining/Living Room
14'1 max x 18'10 max

Utility Room
8'2 x 6'10

First Floor Landing

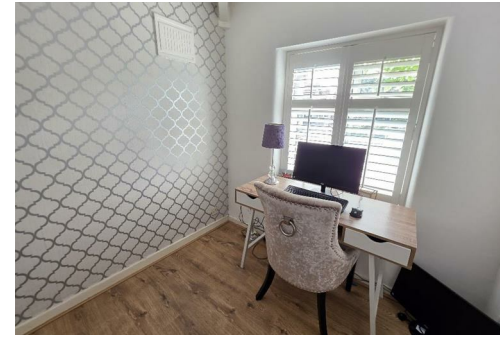
Bedroom One
16'6 into bay x 11'2

Bedroom Two
11'10 x 11'2

Bedroom Three
8'7 x 7'4

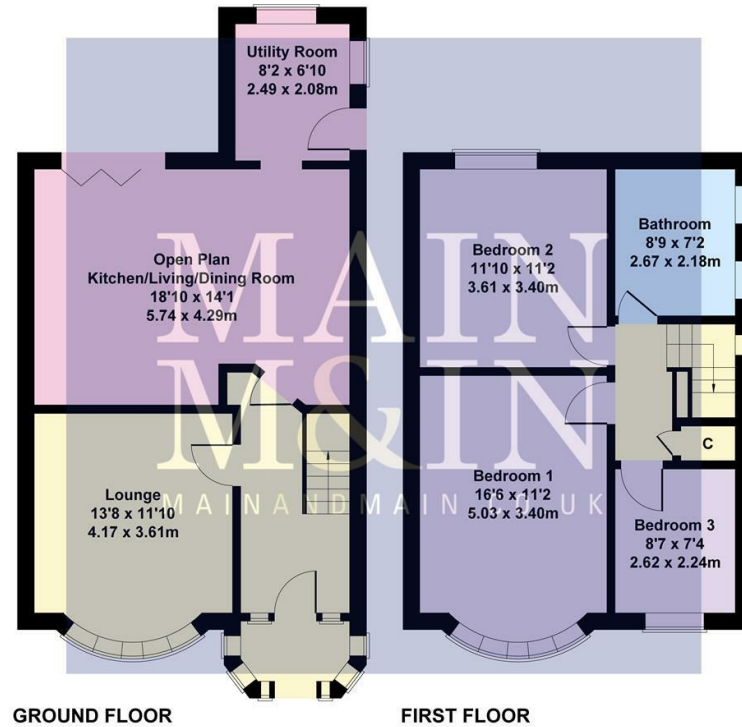
Bathroom
8'9 x 7'2

Externally
Driveway and garden area to the front.
Gated side access.
Enclosed garden with deck seating area, lawn, decorative borders.



Brookash Road

Approximate Gross Internal Area
1102 sq ft - 102 sq m



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



Company Registration No. 5615498

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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.

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
A	(61-91)	
B	(49-60)	
C	(35-48)	
D	(21-38)	
E	(11-20)	
F	(1-10)	
Not environmentally friendly - higher CO ₂ emissions		
Current		
Potential		

