BEST
ESTATE AGENT GUIDE
AWARDS 2025
TOP 500
SALES
AWARDED FOR
MARKETING I SERVICE I RESULTS
7 Wynfield Avenue
Moss Nook M22 5NE
£450,000
MAIN
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7 Wynfield Avenue

Moss Nook M22 5NE

£450,000

A Substantial, beautifully modernised and extended FREEHOLD with Four double Bedrooms, Three Bathrooms (One En-Suite), Semi-Detached. NO ONWARD CHAIN

Situated off Ringway Road at the end of a private cul-de-sac, this fabulous home has just been completely refurbished and extended to a very high standard, usually found in properties at a much higher price. The accommodation provided is as follows: Entrance Hall, Lounge, Sitting Room, Downstairs WC, Very Large open plan Kitchen, Dining Area and living area with Bi-folds onto the rear garden.
On the first floor are four double bedrooms, two bathrooms (One En-Suite).
Outside: Block Paviour Forecourt leading to a gravelled side area. The rear garden is fully enclosed and laid to lawn for ease of maintenance.

- Four Bedrooms
- Two Bathrooms (One En-Suite)
- Two Reception Rooms
- Large Fitted Modern Kitchen/Dining Area/Living
- Gas Central Heating
- PVCU Double Glazing
- Re-wired
- Freehold

Tenure: Freehold
Council Tax: Manchester City Council B

Entrance Hall
21'1x 5'9 (increasing to 5'11)
Understair Cupbaord

Living Room
12'11x 10'08

Sitting Room
13'2 x 8'5

Shower Room
8'1 x 3'9
Large shower unit, low style wc, wash basin, heated towel rails, tiled floors and walls

Kitchen/Dining Room
24'9 (max) x 20'11
Modern open plan Kitchen Dining room with fitted appliances consisting of , Fitted Fridge freezer, dishwasher, Gas hob, Oven extractor hood, Central island, Bifold doors leading to the garden

Utility Room
8'4 x 3'11
Plumbing for washing machine, Wall mounted combi boiler

Landing
Loft Access

Bedroom One
16'11 x 13

Bedroom Two
16'6 (decreasing to 12'9) x 8'3

Bedroom Three
11'9 x 8'4

Bedroom Four
14'3 x 7 decreasing to 11'4 x 5

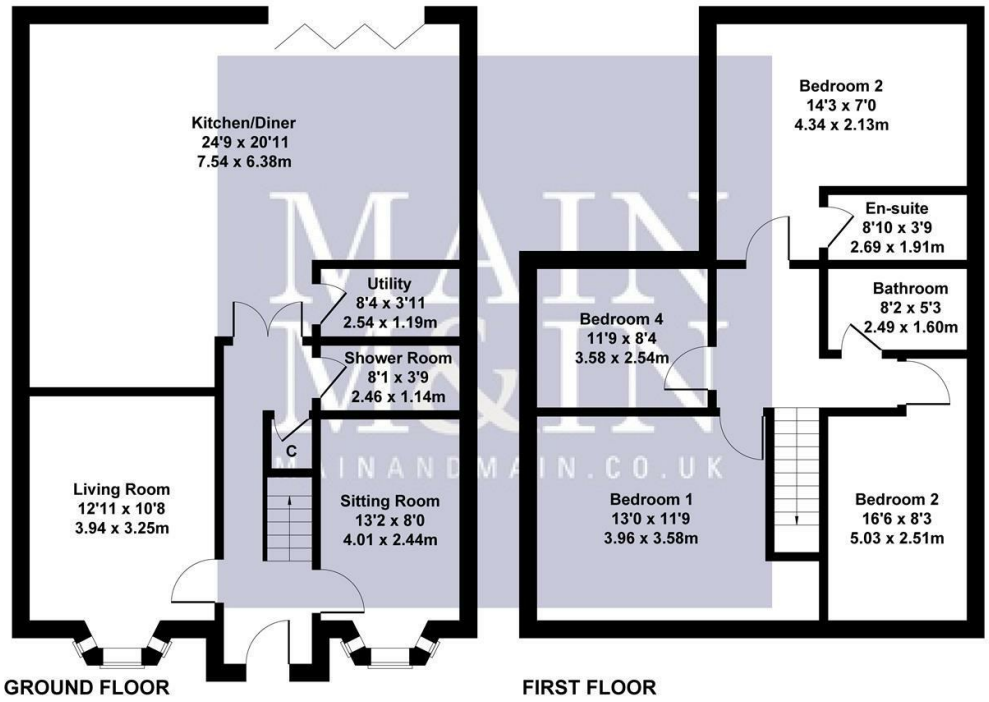
Ensuite
8'10 x 3'9
shower unit, low style wc, wash basin, heated towel rails, tiled floors and walls

Family Bathroon
Modern Bathroom suite, tiled walls and floors, bath with over shower, wash basin, WC, heated towel rail

Outside
Block-paved driveway providing off-road parking for multiple cars to the front. Enclosed garden to the rear with lawn, decked area with a gravelled area to the side.

Wynfield Avenue

Approximate Gross Internal Area
1578 sq ft - 147 sq m



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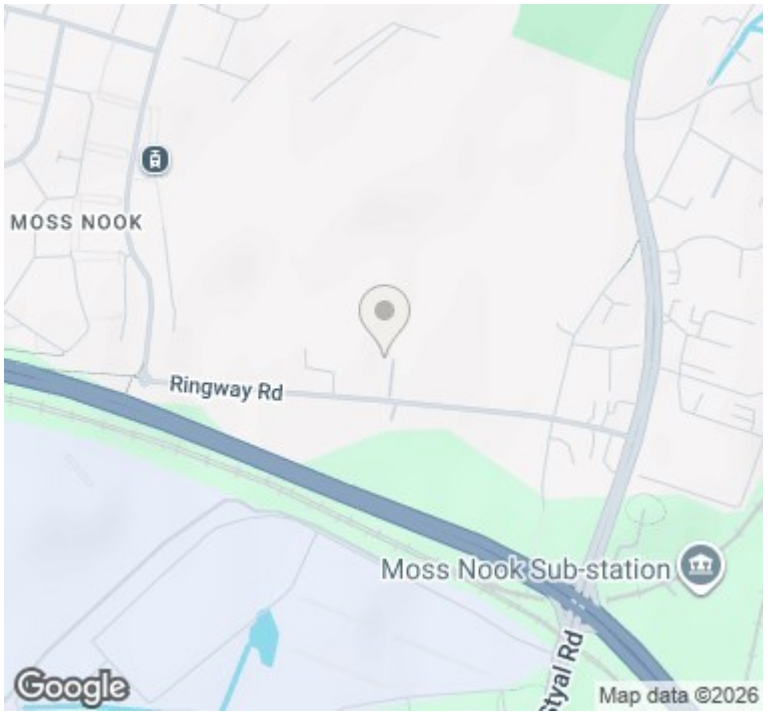
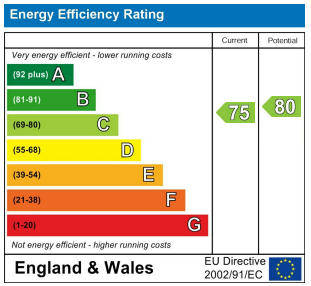
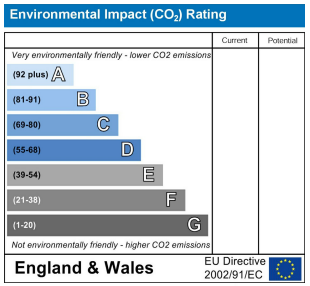
To view this property call Main & Main on 0161 437 1338



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.





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Company Registration No. 5615498