



40 Ringway Road
Moss Nook M22 5NF
Offers Over £375,000

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40 Ringway Road Moss Nook M22 5NF

A FREEHOLD, Four Bedroom, Two Bathroom Extended Semi Detached. NO ONWARD CHAIN.

Built in the 1930s and later extended, this lovely family home comes to the market for the first time since 1992. It offers: Entrance Hall, Shower Room and WC, Large Lounge/Dining Area, Fitted Modern Kitchen into Utility Area, Seating Area with patio doors to the garden. Landing, Four Bedrooms, Modern Fitted Bathroom/WC. Outside features a recently renewed driveway which provides car parking for four cars to the side and front, and side gates leading to a detached garage and enclosed rear garden.

The property is conveniently situated for local facilities with Heald Green Village and Station approximately just over a mile away. In addition, the Metro can be found on Simonsway. Within a two to three mile radius are both the M56/M60 Motorways and Manchester Airport. Other centres such as Gatley, Cheadle, Handforth and the large super stores on the A34 bypass are easily accessed.

Viewing Essential.

- Freehold
- Four Bedrooms (Three with Fitted Wardrobes)
- Two Bathrooms
- Fitted Kitchen
- Large Lounge
- Gas Central Heating
- PVCU Double Glazing

Tenure: Freehold
Council Tax: Manchester City
Council C

Offers Over £375,000

Entrance Hall
10'4" x 6'6"
Fitted Wall Cupboards

Downstairs Shower Room/WC
6'6" x 6'6"
White Suite with Shower Cubicle, Pedestal Wash Basin, Low Level WC, Tiled Floor

Lounge
26'4" x 11'2"
Inset Lighting, Coving, PVCU Double Glazed Doors to:

Fitted Kitchen/Sitting Area
17'3" x 10'3"
Fitted Units and Work surfaces, Inset Gas Hob, Inset Oven/Grill, Integrated Dishwasher
Tiled Floor, Breakfast Bar

Utility Area (Off Kitchen)
8'5" x 6'5"
Wall Mounted Gas Boilers, Cupboard, Work tops, Plumbing for Washing machine

Landing

Bedroom One
14'2" x 11'9"
Fitted Wardrobes

Bedroom Two
10'4" x 8'7"
Fitted Wardrobes

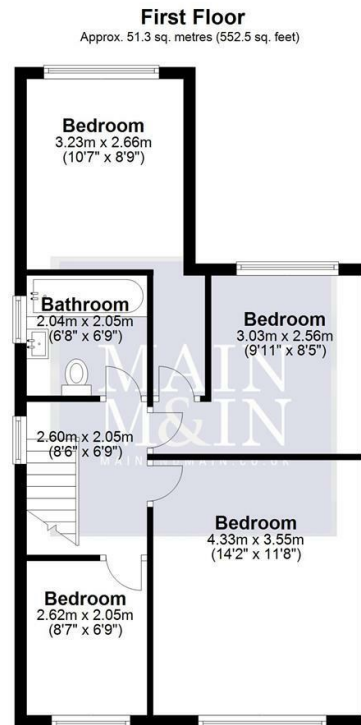
Bedroom Three
10'4" x 8'4"
Fitted Wardrobes

Bedroom Four
8'5" x 6'7"

Bathroom/WC
6'6" x 6'5"
Tiled Walls, White Suite, Panelled Bath, Pedestal Wash Basin, Low Level WC

Outside
Block Pavior Driveway and Forecourt, Side Gates leading to Rear Garden, Garage, Fencing, Lawn, Patio.





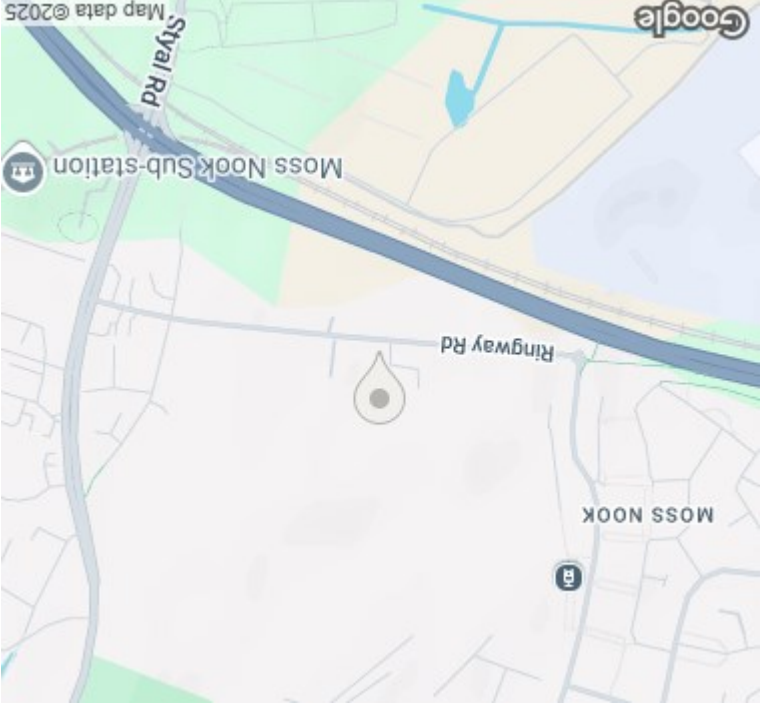
Total area: approx. 113.0 sq. metres (1216.4 sq. feet)

For illustration purposes only, not to scale.
Plan produced using PlanUp.

40 Ringway 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	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(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 environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
Current	Current
Potential	Potential

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very environmentally friendly - lower CO2 emissions	Very environmentally friendly - lower CO2 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
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