



12 Brookash Road
Moss Nook M22 5LU
O.I.R.O £395,000

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12 Brookash Road

Moss Nook M22 5LU

O.I.R.O £395,000

Located in a sought-after cul-de-sac, this detached dormer bungalow occupies a pleasant private corner garden plot.

The property is offered for sale with no onward chain involved and it represents a fantastic opportunity to acquire a property which could be updated to suit your own preferences.

The accommodation comprises: Entrance hallway, a spacious living room with inglenook feature and rear bay with door leading out to the garden, a well-proportioned kitchen, a lean-to, two bedrooms, a shower room and a separate WC. To the first floor is a bedroom and a shower room/WC.

The property stands in well-maintained gardens which afford a good degree of privacy. To the rear is an enclosed garden with lawn and decorative borders.

There is a driveway and detached garage/workshop which is accessed from Hazel Drive, or through the pedestrian gate from the garden.

The amenities of Heald Green Village are easily accessible, along with the rail station with direct trains in to Manchester. The M56/M60 motorway network is close by, as is Manchester International Airport.

An internal inspection is essential in order to fully appreciate this attractive home which offers versatile accommodation that will suit a wide range of potential purchasers.

- Gas Central Heating
- Spacious Accommodation
- Three Bedrooms
- Two Bathrooms
- Attractive Gardens
- Driveway
- Garage/Workshop
- Cul-de-sac Location
- Viewing Essential
- No Onward Chain

Tenure: Freehold
Council Tax: Manchester E

Entrance Hallway

Living Room

18'10" x 14'5"

Bedroom One

13'5" x 10'7"

Bedroom Two

11'1" x 8'11"

Kitchen

11' x 10'4"

Glazed Lean To/Storage Area

26'6" x 4'8"

Ground Floor Shower Room

5'10" x 5'9"

Ground Floor WC

Staircase

Bedroom Three

14'6" x 9'8"

Shower Room/WC

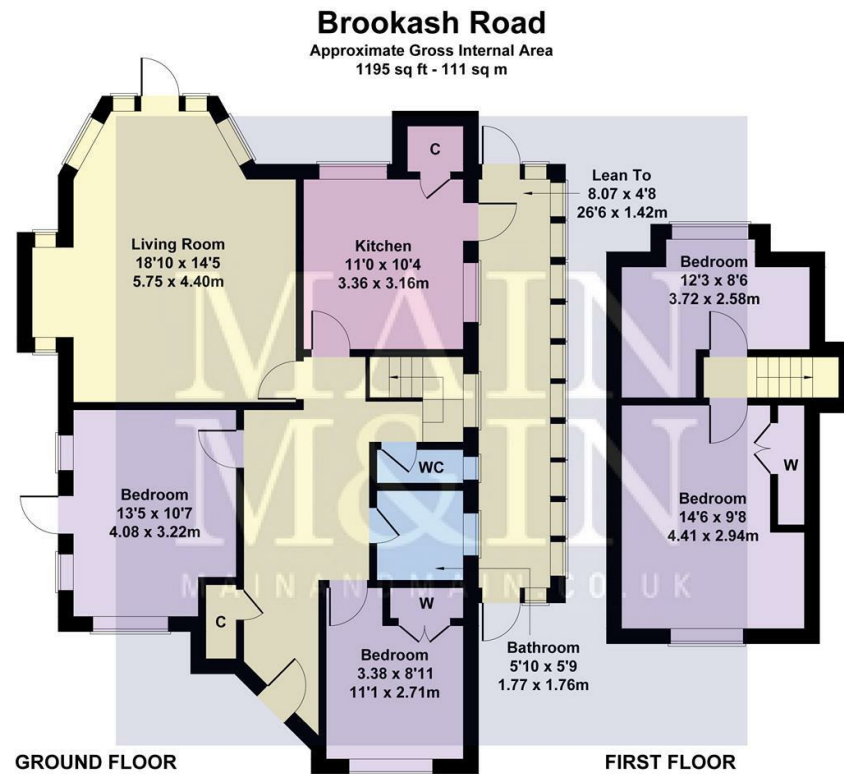
12'3" x 8'6"

Externally

Gardens to front, side and rear.

Detached Garage/Workshop with power and light.

Driveway and garage accessed from Hazel Drive, or by pedestrian gate from the garden.



Not to Scale. Produced by The Plan Portal 2023
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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.

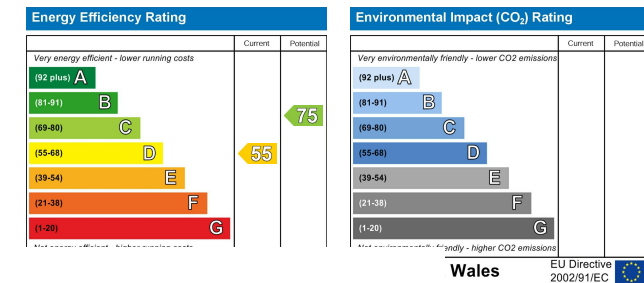
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