



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Lambert Meadow, Moseley Common, M29 8SJ

### £550,000

#### A STUNNING DETACHED FAMILY HOME

Nestled at the end of a tranquil cul de sac in the desirable area of Lambert Meadow, Moseley Common, Manchester, this exceptional four double bedroom detached house offers an enviable lifestyle for families seeking both comfort and convenience. Set on a generous plot, the property boasts an inviting atmosphere, enhanced by an abundance of natural light that flows through its spacious interiors.

Upon entering, you will be greeted by a neutrally finished interior that exudes warmth and style, making it an ideal family home ready for immediate occupancy. The house features two spacious reception rooms, providing ample space for relaxation and entertainment. The property also features a separate study space on the ground floor, making it an excellent choice for those who work from home or require a dedicated playroom for children. The heart of the home is complemented by two sets of elegant French doors that open onto the garden, creating a seamless connection between indoor and outdoor spaces.

The generously proportioned rooms throughout the house ensure that every family member has their own space, while the two well-appointed bathrooms add to the convenience of daily living. This property is perfect for a growing family in search of their dream home, offering both comfort and functionality.

Accessed via a private driveway, this home provides ample parking space for multiple vehicles, adding to the overall appeal of this remarkable property. With its prime location and thoughtful layout, this detached house is a wonderful opportunity for families seeking a peaceful yet connected lifestyle in Manchester. Moreover, the location provides easy access to commuter routes and direct bus routes into Manchester City Centre. Nearby amenities and well-regarded schools are also close by, making it an excellent choice for those who value accessibility.



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£550,000

4

2

2

B

▪ Exceptional Detached Property

▪ Immaculate Presentation Throughout

▪ Off Road Parking, EV Charging Point and Garage

▪ EPC Rating B

▪ Four Double Bedrooms

▪ Ample Living Space

▪ Tenure Freehold

▪ Two Bathrooms

▪ Extensive Rear Garden

▪ Council Tax Band E

Ground Floor

Entrance Hall

10'4 x 6'4 (3.15m x 1.93m )

Composite double glazed frosted leaded front door and window, central heating radiator, wood effect flooring, doors leading to study, reception room one, kitchen, WC and stairs to first floor.

WC

5'2 x 4'6 (1.57m x 1.37m )

UPVC double glazed frosted leaded window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap and tiled flooring.

Study

9'7 x 8'0 (2.92m x 2.44m)

UPVC double glazed leaded bay window and central heating radiator.

Reception Room One

15'8 x 14'3 (4.78m x 4.34m )

Central heating radiator, television point, double doors to reception room two and UPVC double glazed French doors and windows to rear.

Reception Room Two

14'11 x 9'7 (4.55m x 2.92m )

Central heating radiator, wood effect flooring, open access to kitchen and UPVC double glazed French doors and windows to rear.

Kitchen

13'8 x 9'7 (4.17m x 2.92m )

UPVC double glazed window, central heating radiator, range of panelled wall and base units with wood effect work surfaces and upstands, integrated high rise oven/grill, four ring electric hob and extractor hood, stainless steel splashback, one and a half bowl sink and drainer with mixer tap, integrated fridge freezer, integrated dishwasher, wood effect flooring and door to utility.

Utility

7'8 x 5'2 (2.34m x 1.57m )

Central heating radiator, panelled base units with wood effect work surfaces and upstands, stainless steel sink and drainer with mixer tap, plumbing for washing machine, wood effect flooring and composite double glazed frosted door to side elevation.

First Floor

Landing

Loft access, smoke detector, central heating radiator, doors leading to four bedrooms, family bathroom and airing cupboard.

Bedroom One

14'3 x 11'3 (4.34m x 3.43m )

UPVC double glazed leaded bay window, central heating radiator and door to en suite.

En Suite

7'10 x 6'3 (2.39m x 1.91m )

UPVC double glazed frosted leaded window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower enclosed, partial PVC panelled elevation, extractor fan and tiled flooring.

Bedroom Two

12'10 x 11'7 (3.91m x 3.53m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'2 x 9'3 (3.10m x 2.82m )

UPVC double glazed window and central heating radiator.

Bedroom Four

10'1 x 9'6 (3.07m x 2.90m)

UPVC double glazed window and central heating radiator.

Bathroom

8'9 x 5'10 (2.67m x 1.78m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, partially tiled elevations, extractor fan and tiled flooring.

External

Rear

Enclosed garden with laid to lawn and paved patio.

Front

Bedding areas, EV charging point, tarmac driveway and access to garage.

Garage

17'4 x 17'0 (5.28m x 5.18m)

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