

15 Brookash Road  
Moss Nook M22 5LU  
Offers Over £425,000

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# 15 Brookash Road

## Moss Nook M22 5LU

Offers Over £425,000

An outstanding Freehold, pre-war extended three bedroom semi-detached house with large garden.

Just once in a while a property comes to the market which immediately catches your eye and this is one such property!

Over the past few years it has been sympathetically modernised and extended to provide additional ground floor living to the rear.

The accommodation comprises: Covered porch, entrance hallway, lounge with a modern inset multi-fuel stove. A large re-fitted kitchen with central island leads into a dining/day area with vaulted ceiling and bi-fold doors leading out to the garden. Downstairs WC/Utility.

To the first floor is a landing, three excellent bedrooms and a re-fitted fully tiled bathroom/WC.

Outside is an attached garage and large L-shaped garden with two raised decked areas, patio, and hot tub. Raised borders complete with shrubs and an artificial lawn for ease of maintenance.

To the front is a resin-bonded forecourt. In addition, the property was re-roofed some years ago.

The property is situated close to most local facilities plus the Metrolink tram, Heald Green Rail Station and the M56/M60 Motorway network. Manchester Airport is within a few miles. There are schools for all age groups within easy reach.

- Gas Central Heating
- Cavity Wall Insulation
- PVCU Double Glazing
- Three Excellent Bedrooms
- Extended Ground Floor
- Beautifully Presented
- Driveway & Garage
- Large Garden
- Freehold
- Viewing Essential

Entrance Hall  
15'6" x 6'5"  
Painted timber panelling to hallway & staircase. Bespoke resin flooring.

Lounge  
13'4" x 11'9"  
Inset Multi Fuel Stove, Oak Beam over, Tiled Hearth, Shutters

Fitted Kitchen/Dining Area/Living Room L Shaped  
23'6" x 17'6" to 11'5"  
Part Tiled Wall, Fitted Grey Units, Centre Island, Quartz Tops  
Integrated Double Oven/Grill, Microwave, Dishwasher, Gas Hob, Extractor Hood,  
Bespoke Resin Floor, Bi-Fold Doors, American Style Fridge/Freezer, Inset Lighting, 2 Velux Windows

Downstairs WC/Utility  
9'5" x 6'9"  
Low Level WC, Wash Basin with Cupboards below  
Quartz worktop, plumbing for washing machine

Landing  
Built in Cupboard

Bedroom One  
16'11" x 11'2"  
Built in Wardrobes

Bedroom Two  
11'4" x 11'

Bedroom Three  
9'2" x 7'4"

Wall Tiling plus floor tiling, White Suite  
Thermostat controlled Shower Over Bath

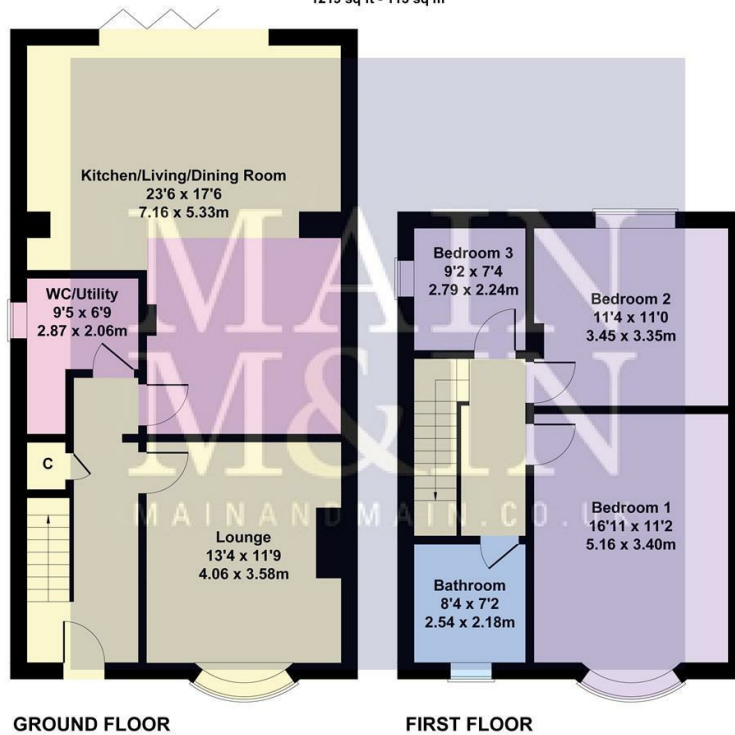
Outside  
Resin Bonded Forecourt, Walling, Fencing, Attached Garage  
L Shaped Rear Garden with Hot Tub, Two Raised Decked Areas, Patio  
Raised borders with shrubs, artificial lawn.



Tenure: Freehold  
Council Tax: Manchester C



**Brookash Road**  
Approximate Gross Internal Area  
1219 sq ft - 113 sq m



Not to Scale. Produced by The Plan Portal 2024  
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To view this property call Main & Main on 0161 437 1338



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England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO2 emissions	(1-20) G
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Current	Potential

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.

