



Meadow House 29 Trenchard Drive  
Moss Nook M22 5LZ  
Offers Over £650,000



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A NEW BUILD, Freehold, Four Bedroom, Four Bathroom (three En-Suite) Semi Detached.

Recently completed, this beautifully designed family home offers excellent overall accommodation which comprises: Entrance Hall, Downstairs WC, Utility Room, Lounge, Large Fitted Kitchen/Living Room (20'2" x 17'1"), Landing leading to Three Double Bedrooms (two with En-Suite Shower rooms), Family Bathroom. Stairs to 2nd Floor to Bedroom Four with En-Suite Shower room. This room has been designed so that it can be split into two if required. It has the added advantage of balconies at either end.

The property lies close to local facilities to include public transport and the Metro. The M56 is only a couple of miles away as is the A34 bypass.

This is a one off opportunity not to be missed. You will not be disappointed.

- New Build
- Gas Central Heating
- PVCU Triple Glazing
- Clean Air System
- Four/Five Bedrooms
- Four Bathrooms (three En-Suite)
- Freehold
- No Onward Chain
- Car Charging Point

Entrance Hallway  
16'5" x 4'1" plus 11'5" x 4'7" plus 6'4" x 3'4"

Lounge  
14'1" x 12'6"

Fitted Kitchen/Living Room  
20'2" x 17'1"

Fitted Units plus work surfaces, Inset Gas Hob, Extractor Hood, Integrated Microwave  
Oven/Grill, Integrated Fridge Freezer

Bi-Fold Doors

Downstairs WC  
6'8" x 4'1"

White Suite, Low Level WC, Wash basin with Cupboard below  
Wall Mounted Gas Boiler

Landing

Bedroom One

17'1" x 10'4" to 14'1"

En-Suite Shower Room/WC 6'1" x 5'1"

Grey Wall Tiling and Flooring, White Suite

Bedroom Two

19'9" x 7'9"

En-Suite Shower Room/WC 6'1" x 5'1"

Grey Wall Tiling and Floor

White Suite

Bedroom Three

17'2" x 8'9"

Double Glazed PVCU Door to Juliet Balcony

Family Bathroom/WC

6'9" x 5'6"

Grey Tiled Walls and Floors, White Three piece suite

Stairs to 2nd Floor Landing

Bedroom Four

35'5" x 17'2"

Bi-Fold Doors to Balcony (Rear), PVCU Double Glazed Door to Front Balcony

Laminate Flooring (This has been designed so the room can easily be split to make two bedrooms)

En-Suite Shower Room/WC 7'1" x 5'3"

White Suite, Walk in Shower, Wash Basin, Low Level WC

Grey Wall Tiling and Flooring

Outside

Front Garden with path and lawn, car parking for two cars plus electric charging point.

Enclosed garden to rear with lawn and patio.

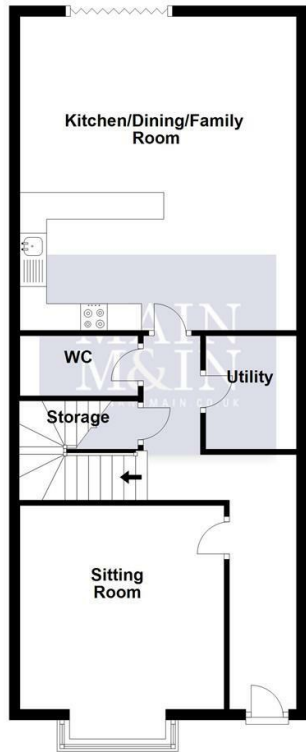
Tenure: Freehold

Council Tax: Manchester

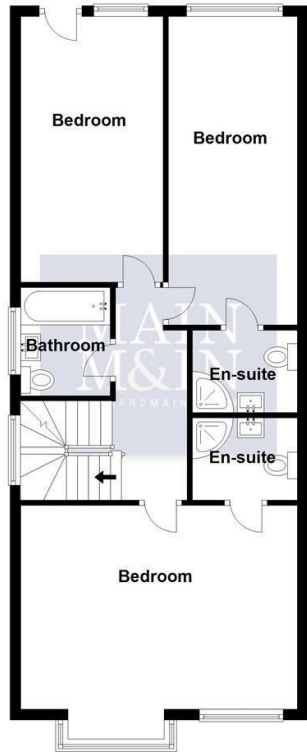




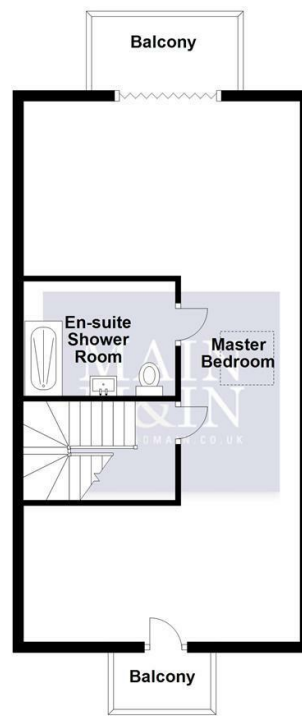
Ground Floor



First Floor



Second Floor



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

29 Trenchard Drive, Manchester



To view this property call Main & Main on 0161 437 1338



**Cheadle Hulme Office** 29 Station Road ♦ Cheadle Hulme ♦ Stockport ♦ SK8 5AF ♦ 0161 485 1919

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions (92 plus)	A
Very energy efficient - lower CO2 emissions (81-91)	B
Energy efficient - lower CO2 emissions (69-80)	C
Energy efficient - lower CO2 emissions (55-68)	D
Energy efficient - lower CO2 emissions (39-54)	E
Energy efficient - lower CO2 emissions (21-38)	F
Not energy efficient - higher CO2 emissions (1-20)	G
Current	87
Potential	
Environmental Impact (CO <sub>2</sub> ) Rating	

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs (92 plus)	A
Very energy efficient - lower running costs (81-91)	B
Energy efficient - lower running costs (69-80)	C
Energy efficient - lower running costs (55-68)	D
Energy efficient - lower running costs (39-54)	E
Energy efficient - lower running costs (21-38)	F
Not energy efficient - higher running costs (1-20)	G
Current	81
Potential	87
Energy Efficiency Rating	

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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