



44 Trenchard Drive  
Moss Nook M22 5NA  
£410,000

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# 44 Trenchard Drive

## Moss Nook M22 5NA

£410,000

An impressive and beautifully presented four bedroom semi detached cottage set in private landscaped gardens.

Looking for something just that little bit different? This cottage should suit your requirements. Rose Cottage lies in a convenient position for local amenities; transport and schooling. It is just over a mile from Heald Green and lies at the end of the road which was once the 'Old Styal Road'.

Internally the accommodation is well planned offering two reception rooms, fitted kitchen / breakfast area, downstairs WC. To the first floor; four bedrooms (three double) bathroom/WC. Outside are immaculate well stocked private gardens with a substantial area made over for car parking to the front and side, gates to the side of the property provides access to the rear gardens and further hard standing if required.

Location when purchasing a property is a key requirement, as within the area are excellent sports facilities and other pursuits. The M56/60 motorways are both within three miles as well as Manchester Airport and the super stores on the A34 bypass. Other centres are easily accessible by car to include Cheadle, Wilmslow and Altrincham.

This cottage is unique; cosy and full of character and an internal viewing is especially recommended to appreciate this lovely home.

- Character Cottage
- Gas Central Heating
- Burglar Alarm
- Pvcu Double glazing
- Two Reception Rooms
- Four bedrooms
- Full of character
- Established private gardens
- Off road parking
- Views to the front over open fields



Tenure: Freehold  
Council Tax: Manchester

Entrance Hall  
Mahogany panelled glazed front door. Laminate flooring, wall light point.

Downstairs WC  
Low level WC, wash basin, radiator, laminate flooring, extractor fan.

Lounge  
15'2" x 13'9"  
Fireplace with old oak beam over and stone hearth, opening for fire with gas point. Tv point, built in cupboard, two double radiators, three wall light points, beamed ceiling. Glazed double doors to the dining room.

Dining Room  
15'0" x 10'5"  
Double radiator, laminate flooring, beamed ceiling, cloaks cupboard, two wall light points. Pvcu double glazing and patio windows to rear garden.

Kitchen / Breakfast area  
17'6" x 9'4"  
Part tiled wall, inset stainless steel sink unit, fitted wall and base units with pine doors., work surfaces, plumbing for dishwasher, space for fridge freezer, gas cooker point and stainless steel extractor hood. Wall mounted gas multi point for instant hot water, radiator, beamed ceiling. Plumbing for washing machine, and Pvcu double glazed rear door.

Landing  
Wall light point.

Bedroom One  
15'3" x 10'4"  
Built in cupboard with wall mounted gas boiler and shelving. Radiator.

Bedroom Two  
13'9" x 9'4"  
Radiator.

Bedroom Three  
10'8" x 9'2"  
Double radiator.

Bedroom Four  
8'4" x 5'7"  
Double radiator

Bathroom  
6'5" x 5'10"  
Tiled walls, white suite comprising panelled bath with electric shower over and shower screen., pedestal wash basin, low level WC, laminate flooring, extractor fan, radiator and shaver point.

Outside  
To the front is a Marshall's block pavior ( stone effect ) driveway., shrubs, flowerbeds and hedges, wrought iron gates. To the rear a Marshall's block pavior ( stone effect ) patio and drive, garden shed, summerhouse, outside lighting, cold water tap. Established gardens, lawns, trees, shrubs, flower beds, hedging etc.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO2 emissions	
Current	87
Potential	57
Environmental Impact (CO <sub>2</sub> ) Rating	

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
Not energy efficient - higher running costs	
Current	86
Potential	59
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.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

