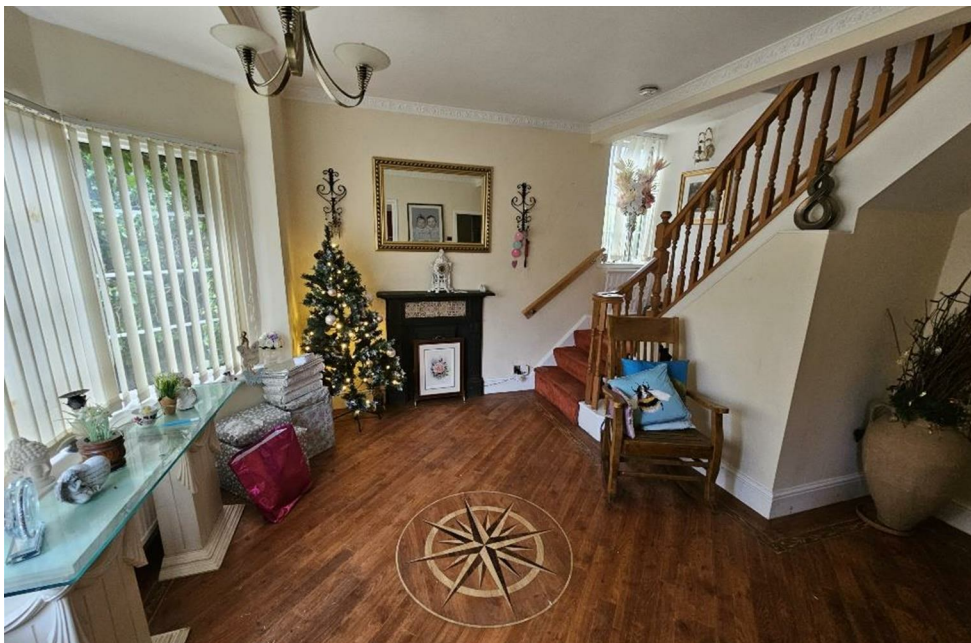




White Gables Cunningham Drive
Moss Nook M22 5LT
Asking Price £480,000

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White Gables Cunningham Drive

Moss Nook M22 5LT

Asking Price £480,000

A Three Double Bedroom, Two Bathroom, Corner sited period detached.

Occupying a prime corner position with entrances off both Cunningham Drive and Brookash Road, this pre-war detached offers tremendous potential.

The house does require some TLC but once undertaken will provide a wonderful family home with well proportioned rooms throughout.

It lies off Styal Road close to Heald green Village and Station. The Metrolink can be accessed on Simonsway. Within two to four miles are both the M56/M60 Motorways, Manchester Airport, Superstores on the A34 bypass along with other centres such as Gatley, Cheadle, Handforth and Cheadle Hulme.

An internal inspection is recommended in order to fully appreciate the potential on offer here.

- Gas Central Heating
- Double Glazing
- Three Reception Rooms
- Three Double Bedrooms
- Corner Plot
- Two Driveways
- Garage
- Freehold
- Viewing Essential

Tenure: Freehold
Council Tax: Manchester City
Council E

Entrance Porch

Sitting Room
14'9" max x 13'1"
Period Fireplace

Lounge
18' x 13'
Feature Fireplace

Dining Room
13' 1" x 9'11"

Family Room
29'6" x 12'9" max
Tiled Floor

Kitchen
13'1" x 5'4"
Wall Tiling, Fitted Units, Inset Gas Hob, Under Oven/Grill
Space for Dishwasher

Utility Room
8'3" x 4'1"

Landing

Bedroom One
13' x 10'10"
Two Storage Cupboards

En-suite Shower Room/WC
12'8" x 3'3"

Bedroom Two
13' x 8'11"

Bedroom Three
13' x 9'4"

Bathroom/WC/Shower
9'6" x 5'4"
Wall Tiling, White Suite, Shower Cubicle

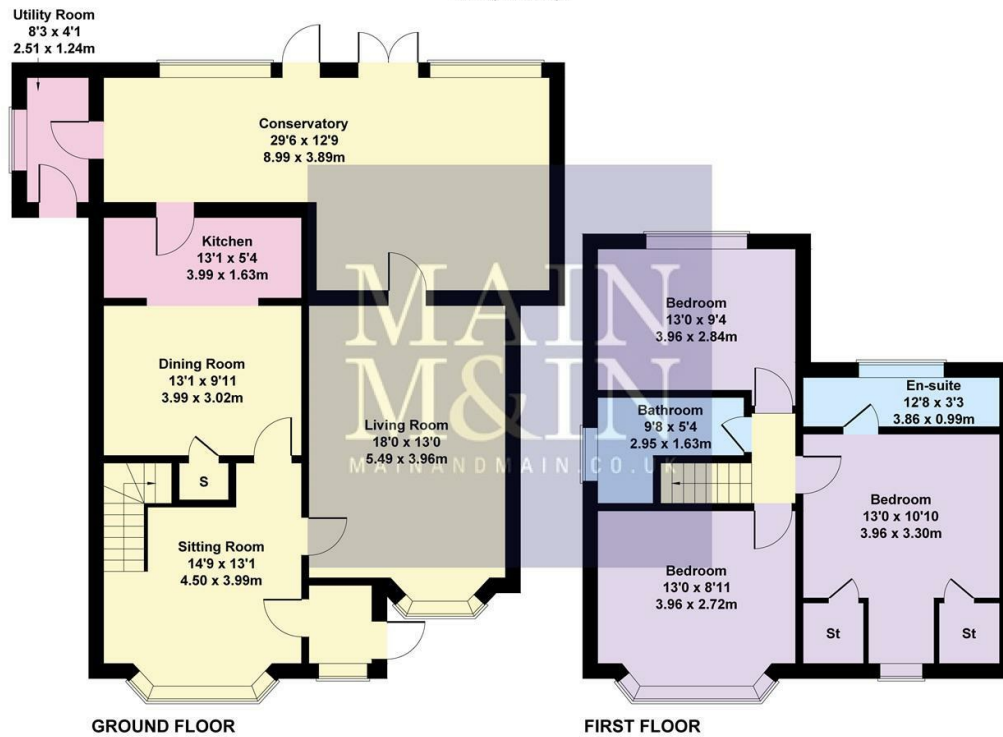
Outside
Well-established gardens front and rear.
Garage to rear garden with access off Brookash Road
Driveway providing car parking to the front.





Cunningham Drive

Approximate Gross Internal Area
1710 sq ft - 159 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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.

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

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

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



Company Registration No. 5615498