



MAIN
M&IN
FOR SALE
0161 437 1338
Heald Green

22 Ringway Road
Moss Nook M22 5ND
Asking Price £330,000

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22 Ringway Road Moss Nook M22 5ND

Asking Price £330,000

A FREEHOLD, Three Bedroom Semi Detached, recently modernised and having a large rear garden.

Built in the 1930s, this property has recently undergone a total refurbishment to include: new Gas Heating system, re-wiring, re-fitting of both the kitchen and bathroom, re-plastering and re-decoration.

The property stands on a large plot with the front made over to off road parking. To the side of the property is a detached garage 21'3" x 8'11".

The property lies close to local facilities to include transport, M56 Motorway and Manchester Airport. On Simonsway one will find the Metrolink tram giving access to Manchester City Centre. Heald Green is just over a mile away which also has a train station.

- Gas Central Heating (system installed 2024)
- PVCU Double Glazing
- Re-wired
- Replaced Kitchen
- Replaced Bathroom/WC
- Freehold
- Large Rear Garden

Tenure: Freehold
Council Tax: Manchester C

Entrance Porch

Entrance Hallway

Living Room
13'3" into bay x 12'2"
Room opens to:

Dining Room
12'6" x 12'2"

Conservatory
9'5" x 7'9"

Kitchen
8'10" x 6'10"

First Floor Landing

Bedroom One
12'4" x 12'2"

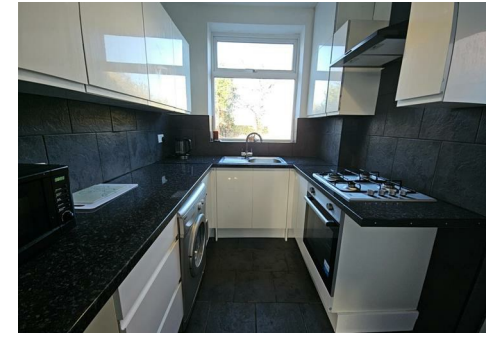
Bedroom Two
11'1" x 12'2"

Bedroom Three
7'11" x 6'10"

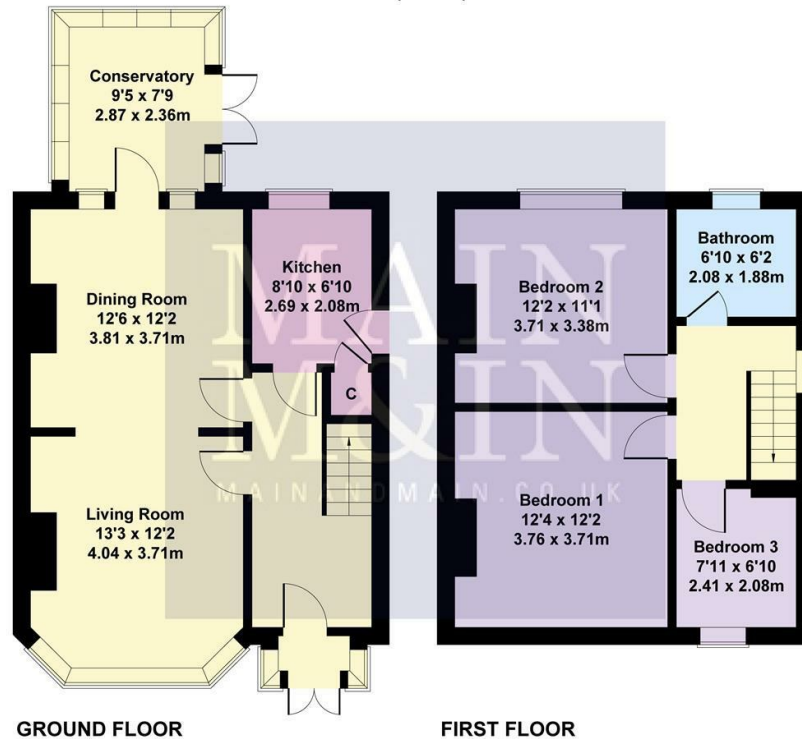
Bathroom
6'10" x 6'2"

Externally
Graveled area to the front of the house to provide car parking.
This leads on to a detached garage.
Gate to the side providing access.
Large enclosed garden to the rear, laid to lawn.





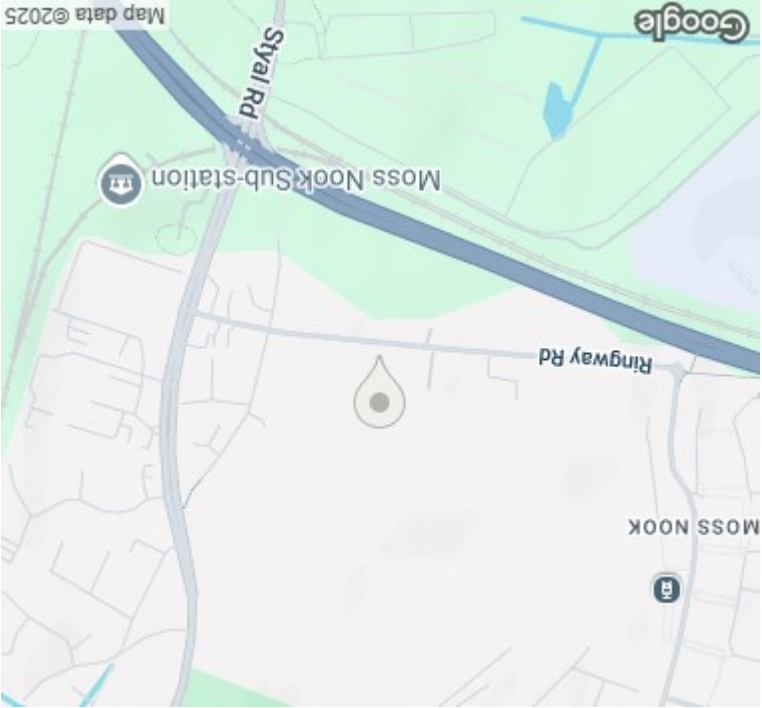
Ringway Road
Approximate Gross Internal Area
1047 sq ft - 97 sq m



Not to Scale. Produced by The Plan Portal 2025
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.

Energy Efficiency Rating	
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 environmentally friendly - higher CO2 emissions	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	
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Environmental Impact (CO ₂) Rating	
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Company Registration No. 5615498