



3 Emerald Road
Moss Nook M22 5WA
£375,000

MAIN
M&IN

SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK



3 Emerald Road Moss Nook M22 5WA

£375,000

Located in an attractive cul-de-sac this traditional semi-detached house offers a delightful blend of comfort and style, with excellent access to transport networks.

An entrance porch leads to a wide reception hallway. A spacious living room provides an inviting and welcoming atmosphere, ideal for both relaxation and for entertaining guests. Double doors open to a conservatory which leads in turn to the enclosed garden. A fitted kitchen with range of integrated appliances and a deep storage cupboard completes the ground floor.

Upstairs are three well-proportioned bedrooms - Perfect for families or for those seeking extra space. An attractive bathroom features a white suite with spa-type bath and a separate shower enclosure.

One of the standout features of this property is the private garden: An enclosed outdoor space where you can unwind or enjoy al fresco dining during the warmer months, with a seating area accompanying the lawned section, with well-established planted borders.

There is a large timber shed and a driveway provides off-road parking space which extends alongside the house through wrought iron gates.

The property could suit further extension (STP) if desired. An early viewing is strongly advised in order to avoid disappointment.

Tenure: Freehold
Council Tax: Manchester C

- Gas Central Heating - Modern Combi Boiler & Hive
- PVCU Double Glazing
- Three Good Bedrooms
- Spacious Reception Room
- Conservatory
- Fitted Kitchen
- Large Bathroom
- Driveway
- Attractive Gardens
- No Onward Chain

Entrance Porch
7'11 x 3'0

Entrance Hallway
7'11 x 9'0

Living Room
10'8 x 20'9
Doors to:

Conservatory
10'8 max x 11'4 max

Kitchen
7'11 x 14'7

First Floor Landing

Bedroom One
11'6 x 11'0 into bay

Bedroom Two
11'6 x 8'8

Bedroom Three
7'11 x 11'4

Bathroom
7'11 x 6'0

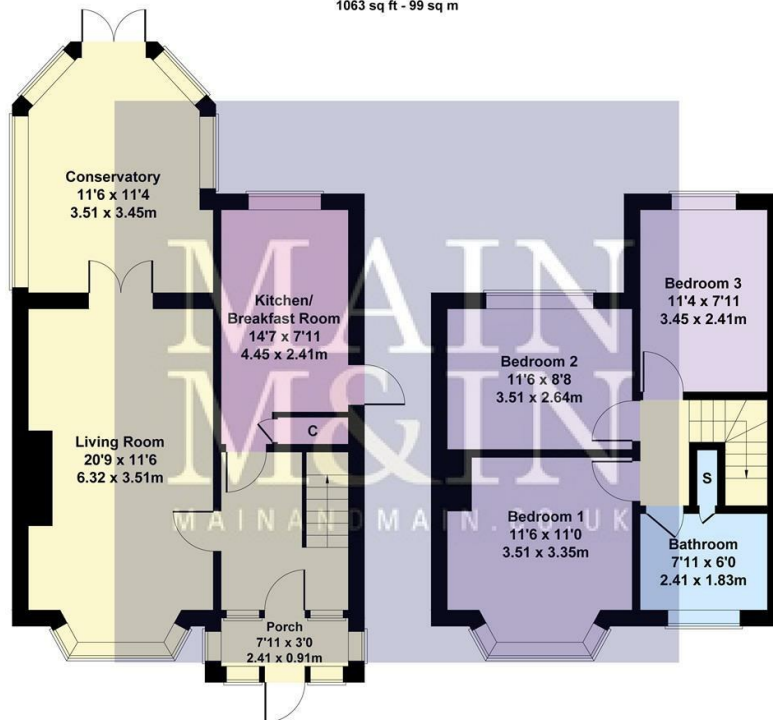
Externally
Garden and driveway to the front.
Gates alongside property leading to:
Enclosed Garden to rear with lawn, seating area and decorative borders.
Large timber storage shed.





Emerald Road

Approximate Gross Internal Area
1063 sq ft - 99 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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

MAINANDMAIN.CO.UK



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			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		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	71		(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	

mainandmain.co.uk

Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498