



3 Emerald Road  
Moss Nook M22 5WA  
Offers Over £350,000

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## 3 Emerald Road Moss Nook M22 5WA

Offers Over £350,000

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.

- 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.

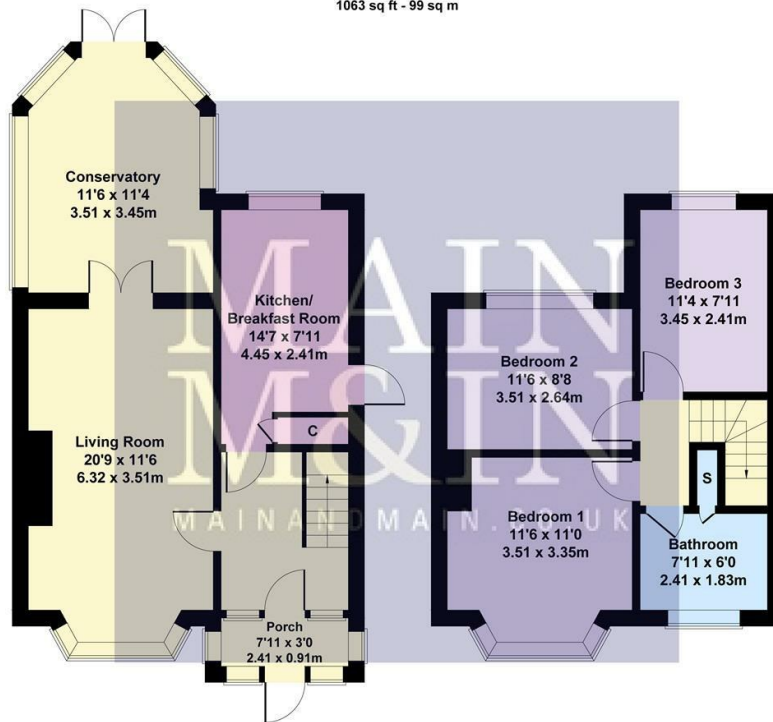
Tenure: Freehold

Council Tax: Manchester C

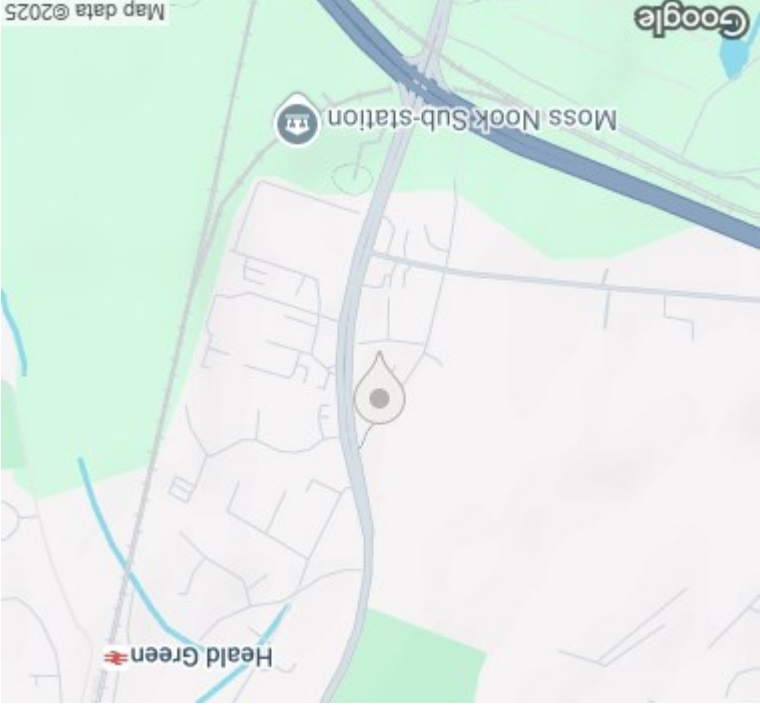
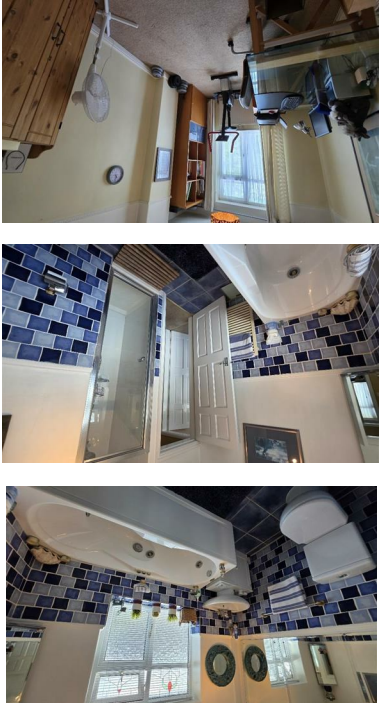


### Emerald Road

Approximate Gross Internal Area  
1063 sq ft - 99 sq m



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.

| England & Wales                             |           |
|---------------------------------------------|-----------|
| EU Directive 2002/91/EC                     |           |
| Not energy efficient - higher running costs |           |
| G (1-20)                                    |           |
| F (21-30)                                   |           |
| E (31-40)                                   |           |
| D (41-50)                                   |           |
| C (51-60)                                   |           |
| B (61-80)                                   |           |
| A (81-91)                                   |           |
| (92 plus) A                                 |           |
| Very energy efficient - lower running costs |           |
| Current                                     | Potential |
| 71                                          | 85        |

| England & Wales                                     |           |
|-----------------------------------------------------|-----------|
| EU Directive 2002/91/EC                             |           |
| Not environmentally friendly - higher CO2 emissions |           |
| G (1-20)                                            |           |
| F (21-30)                                           |           |
| E (31-40)                                           |           |
| D (41-50)                                           |           |
| C (51-60)                                           |           |
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| (92 plus) A                                         |           |
| Very environmentally friendly - lower CO2 emissions |           |
| Current                                             | Potential |
|                                                     |           |

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Heald Green (Head Office) 198 Finney Lane • Heald Green • Stockport • Sales 0161 437 1338 • Auctions • 0161 437 5337

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