

14 Cunningham Drive, Moss Nook, Manchester, M22 5LT



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****VIDEO TOUR AVAILABLE**** An attractive and unique, **THREE BEDROOM** bay fronted, detached property is positioned off Styal Road in a highly regarded residential area nearby to Heald Green.

Within a ten-minute drive off Finney Lane to all the independent shops/restaurants, pubs and the train station in Heald Green giving you access to the city centre and Manchester International Airport.

The well-planned accommodation comprises; porch, reception/entrance hallway with stairs leading to the first floor, a lounge with a bay window to the front aspect with access into the extended family room with access out into the rear garden, dining room with a bay window to the side aspect and a fitted kitchen and a utility room to the ground floor.

To the first floor there is a landing leading to three bedrooms, the master bedroom benefits from a three-piece ensuite shower room and a white four-piece family bathroom completes this fantastic accommodation.

The property benefits from an alarm system, warmed by gas fired central heating, a driveway providing ample off-road parking for several vehicles. A useful garage at the rear with access and a secure driveway. A fantastic enclosed lawned rear garden with a paved patio area ideal for a table and chairs.

OFFERED WITH NO VENDOR CHAIN.


Would ideally suit a professional couple or a young family due to its location & space available.

£500,000





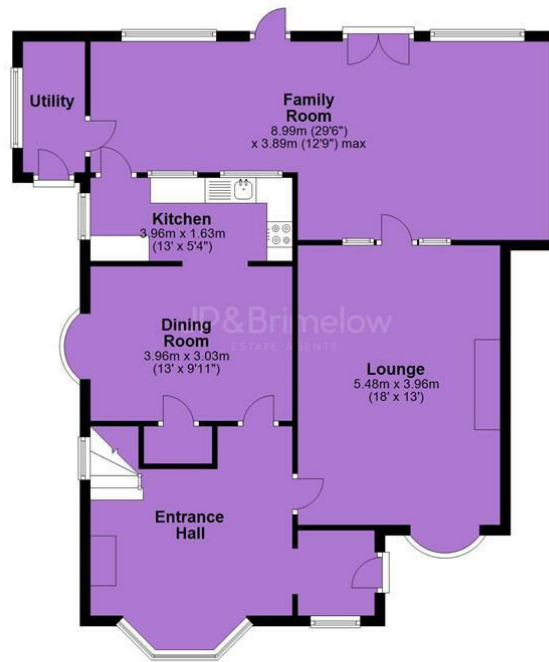
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

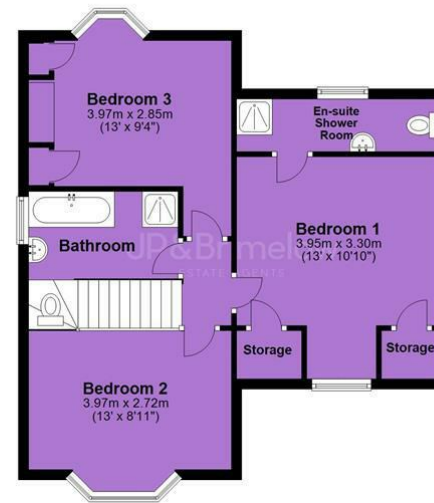


Tenure: Freehold Council Tax Band: E

Ground Floor



First Floor



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