



5 Moss Close, Manchester, M26 3NP Offers in excess of £299,950

Good Move are delighted to present to the market this four/five bedroom semi-detached home to the market.

The ground floor begins with an entrance porch leading into a generous lounge, providing a welcoming main living area. There is also a separate dining room which leads through to an extended dining/reception room.

The property further benefits from a fitted kitchen and separate utility area, providing useful additional storage and practicality. Completing the ground floor is a further reception room, currently utilised as a fifth bedroom.

To the first floor are four well-proportioned bedrooms, including a spacious principal bedroom benefiting from its own private en-suite. A family bathroom serves the remaining bedrooms.

Externally, the property benefits from a driveway to the front providing off-road parking, together with well-maintained side and rear gardens.

The property is ideally positioned close to a range of local amenities, well-regarded schools and convenient transport links, while retaining the peace and privacy of its cul-de-sac setting.

With its generous accommodation, flexible living space and excellent family potential, this is a property that needs to be viewed to be fully appreciated.



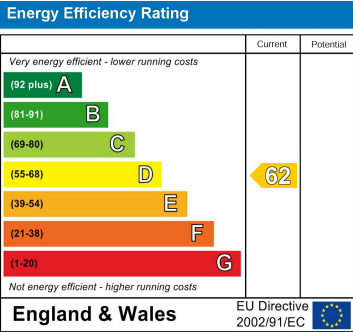
Disclaimer

- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

937 years remaining on the lease
Ground rent: £50 per annum
Maintenance charge: £0 per month

This information is provided by the vendor and should be verified during the conveyancing process.



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