

Rose Cottage, 44 Trenchard Drive  
Moss Nook M22 5NA  
£272,950

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# Rose Cottage, 44 Trenchard Drive

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An impressive and beautifully presented four bedroom semi detached cottage set in private landscaped gardens.

Looking for something just that little bit different then this cottage should suit your requirements. Rose cottage lies in a convenient position for most local amenities; transport and schooling. It is within just over a mile from Heald Green and lies at the end of the road which was once the 'Old Styal Road'.

Internally the accommodation is well planned offering two reception rooms, fitted kitchen / breakfast area, downstairs WC. To the first floor; four bedrooms (three double) bathroom/WC. Outside are immaculate well stocked private gardens with a substantial area made over for car parking to the front and side, gates to the side of the property provides access to the rear gardens and further hard standing if required.

Location when purchasing a property is a key requirement, as within the area are excellent sports facilities and other pursuits. The M56/60 motorways are both within three miles as well as Manchester Airport and the super stores on the A34 bypass. Other centres are easily accessible by car to include Cheadle, Wilmslow and Altrincham.

This cottage is unique; cosy and full of character and an internal viewing is especially recommended to appreciate this lovely home. .

- Character Cottage
- Gas Central Heating
- Burglar Alarm
- Pvcu Double glazing
- Two Reception Rooms
- Four bedrooms
- Full of character
- Established private gardens

Entrance Hall

Downstairs W.C.

Lounge 15'2" x 13'9"

Dining Room 15' x 10'5"

Kitchen Breakfast Area 17'6" x 9'4"

Landing

Bedroom One 15'3" x 10'4"

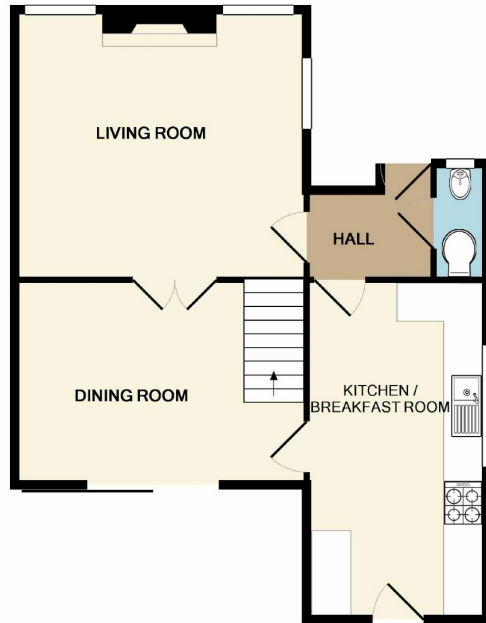
Bedroom Two 13'9" x 9'4"

Bedroom Three 10'8" x 9'2"

Bedroom Four 8'4" x 5'7"

Bathroom / W.C. 6'5" x 5'10"

Outside: Beautiful gardens being very private , landscaped. In addition there are side gates giving access to the front so there is space for a caravan or additional parking. Two sheds.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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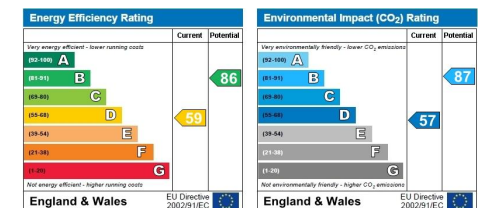


To view this property call Main & Main on 0161 437 1338  
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Special Note -The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the 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.



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