



MAURICE KILBRIDE

RESIDENTIAL SALES & LETTING AGENTS

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Brookash Road, Moss Nook, Greater Manchester, M22 5LU

Offers Over £425,000

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Tucked away in a private location, yet only moments from Heald Green Village, excellent schools, the train station, Metrolink, Manchester Airport and the motorway network, this beautifully modernised dormer home offers the perfect balance of style, versatility and convenience.

Thoughtfully transformed by the current owners, the property provides flexible accommodation that can easily adapt to changing lifestyles. Previously enjoyed as a four bedroom dormer bungalow, the adaptable layout allows the ground floor family room to continue as four bedroom if required, whilst equally suited to growing families, those working from home or buyers seeking ground floor living without compromising on space.

The stylish reception hall leads through to a contemporary fitted kitchen, luxury family bathroom and a magnificent lounge with a striking semi circular bay providing ample space for both relaxing and dining whilst overlooking the landscaped rear garden. A generous principal bedroom completes the ground floor, whilst the first floor offers two further bedrooms together with a useful washroom/WC.

Outside, mature gardens wrap around three sides of the property, creating a wonderfully private setting with several seating areas designed for relaxing and entertaining. A detached utility room, bike store, garage and additional off road parking complete a home that is every bit as practical as it is attractive.

Stylishly presented throughout and offering the flexibility to adapt as your needs change, this is a home you'll enjoy today and continue to appreciate for many years to come. Viewing is highly recommended.





- Flexible 3/4 Bedroom Dormer Home
- Ideal for Families Needing Four Bedrooms
- Versatile Options as Family Room or Home Office
- Beautifully Modernised Throughout
- Stunning Lounge Overlooking the Gardens
- Stylish Kitchen & Luxury Bathroom
- Private Gardens Designed for Relaxing & Entertaining
- Detached Garage, & Parking
- Utility Room & Bike Store - Excellent Everyday Practicality
- Walk to Heald Green Village & Great Transport Links



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