



PETER  
ANTHONY  
EST 1986

Moston Lane, Moston, Manchester,  
M40 9WB

Asking Price: £220,000

Four Bedrooms  
Two Reception Rooms  
937 sqft  
Rear Yard & Garden  
Chain Free  
Viewing Advised



**Presented chain-free, this delightful 4-bedroom terraced house is situated in a tranquil neighbourhood, offering a generous 937 sq ft of living space.**

**The property features 2 reception rooms, perfect for hosting guests or enjoying quality family time. With well-maintained interiors and abundant natural light, the home exudes a welcoming ambiance.**

**Located in a desirable area, this residence is ideal for families seeking both peace and convenience. Don't miss out on the chance to call this affordable gem your own.**

**Contact us today to schedule a viewing and discover the allure of this charming property firsthand.**

## **Ground Floor**

### **Entrance Hall:**

Wooden door to front elevation, carpet, radiator and ceiling light point.

### **Living Room:**

13'10" x 12' (4.22m x 3.66m):

uPVC double glazed window to rear elevation, carpet, radiator and ceiling light point.

### **Dining Room:**

12'2" x 10'10" (3.7m x 3.3m):

uPVC double glazed bay fronted window to front elevation, carpet, radiator and ceiling light point.

### **Kitchen:**

11'10" x 9' (3.6m x 2.74m):

uPVC double glazed windows to two aspects, uPVC double glazed door leading to rear yard, vinyl flooring, ceiling light point, radiator, a range of base and wall units with roll top work-surface, stainless steel sink with drainer and mixer tap.

## **First Floor**

### **Stairs & Landing**

#### **Bedroom One:**

13'9" x 10' (4.2m x 3.05m):

uPVC double glazed window to rear elevation, carpet, radiator and ceiling light point.

#### **Bedroom Two:**

12'2" x 7'8" (3.7m x 2.34m):

uPVC double glazed window to front elevation, carpet, radiator and ceiling light point.

**Bedroom Three:**

8'9" x 6' (2.67m x 1.83m):

uPVC double glazed window to front elevation, carpet, radiator and ceiling light point.

**Bedroom Four:**

9' x 5'4" (2.74m x 1.63m):

uPVC double glazed window to rear elevation, carpet, radiator and ceiling light point.

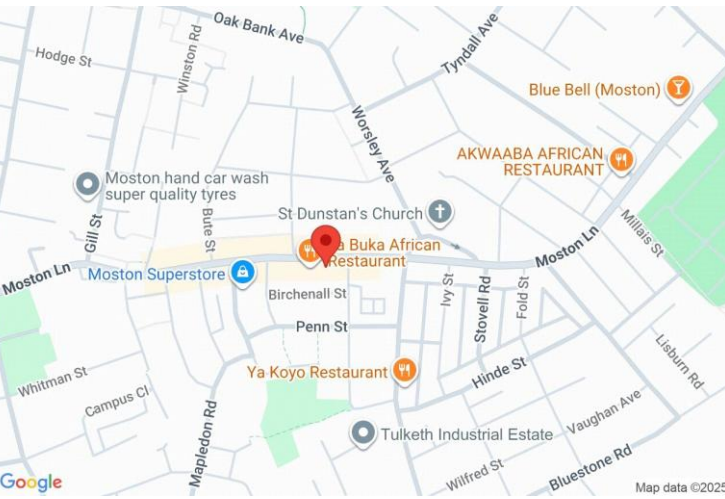
**Bathroom:**

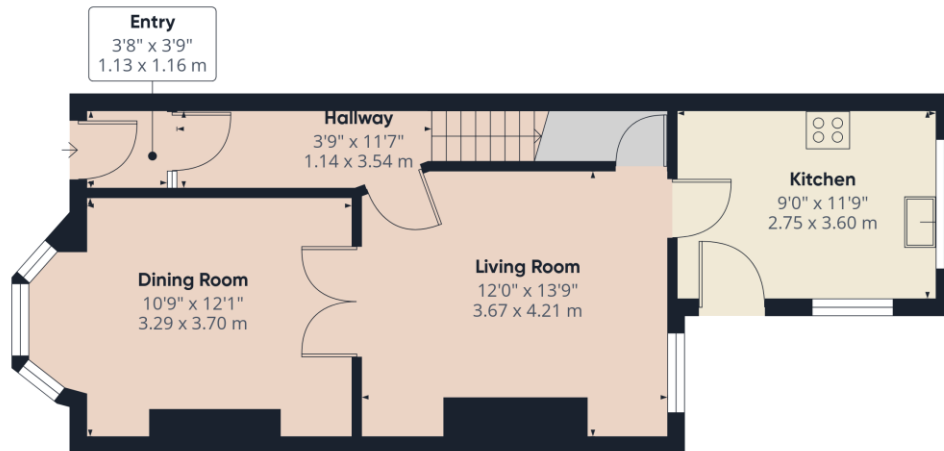
6' x 5'5" (1.83m x 1.65m):

uPVC double glazed window to side elevation, vinyl flooring, ceiling light point, radiator, low level wc, pedestal hand wash basin and panelled bath with shower off taps.

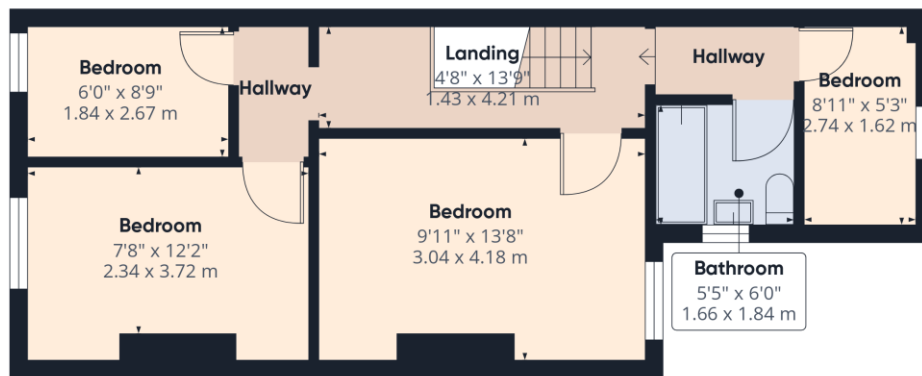
**Externally:**

Small yard to rear of property which leads to garden with lawn and paved off road parking.





Ground Floor



Floor 1



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Approximate total area<sup>(1)</sup>  
937 ft<sup>2</sup>  
87.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### COUNCIL TAX BAND

Tax band A

### TENURE

Leasehold 869 years 11 months

### LOCAL AUTHORITY

Manchester City Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements