
except for
access
Ann Durrell

Trenchard Drive, Manchester

£235,000 Freehold

Three Bedroom Home - near the airport

Description

FULL PROPERTY SUMMARY

Most of the hard work's done; the kitchen's yours to design. A freshly decorated three-bedroom end-terrace with a 23ft through lounge, modern bathroom and mature garden, close to Manchester Airport and the Metrolink. Downstairs, a 23ft living and dining room gives you space to relax at one end and eat together at the other, with a 15ft kitchen beyond looking out over the garden. Upstairs are three bedrooms and a bright, modern bathroom with both a bath and a separate shower. Outside there is a mature, low-maintenance garden with a summer house. And for anyone working at the airport, the commute is about as short as it gets.



OVERVIEW OF THE HOME

You step in through an enclosed porch, handy for kicking off muddy boots and parking the brolly before you are properly inside. From there you go straight into the main living and dining room, which measures 23'6 x 16'3 (7.16m x 4.95m). It keeps plenty of traditional character, with coving, dado rails and ceiling roses, while the fresh neutral walls and new grey carpet make it a blank canvas for whatever furniture you bring. There is room for a proper sofa set-up by the front window and a family-sized dining table at the far end, so midweek meals and Sunday lunches do not have to happen on laps. The staircase rises from the room, with a useful understairs cupboard and built-in storage alongside.

The kitchen/dining room, sits at the back of the house with a wide window over the garden, so whoever is washing up gets the best view. There is a generous run of wood-effect cupboards and worktop space, a gas hob, built-in oven and a side door out to the garden. At 15ft, it's a generous room with space for a dining table, and it's ready for a fresh start. The dark wood units and patterned tiles are due an update, and with a blank canvas this size you can design the kitchen you've always wanted, whether that's an island, a breakfast bar or a sleek modern look.

Upstairs, the main bedroom measures 13'6 x 8'10 (4.11m x 2.69m), with a second bedroom at 9'10 x 8'8 (3.00m x 2.64m) and a third of 10'0 x 7'1 (3.05m x 2.16m), which would suit a child, a guest or a home office for anyone working from home a few days a week. All three have been freshly decorated. The bathroom has been modernised with marble-effect tiling, a separate shower enclosure, a full-size bath, a vanity basin with storage, WC and a chrome heated towel rail, so busy mornings need not mean queueing for the shower while someone else is in the bath.

In all, there is approximately 991 sq ft (92 sq m) of living space.

OUTSIDE
To the front, a neat hedge gives the house a little privacy from the pavement. At the back, the garden has been laid out with low maintenance in mind: gravel with a circular paved seating area, a paved path, and well-established borders of roses, hydrangeas and shrubs that give plenty of colour without asking much of you. A timber summer house makes a good spot for a morning coffee, or simply somewhere to keep the garden furniture over winter. A gate leads out to the side.

Please note that the area to the side and rear of the house is a right of way and cannot be used for parking. Parking is on the street by

residents' permit.

THE LOCAL AREA AND LIFESTYLE
Moss Nook is a small, settled pocket on the southern edge of Wythenshawe, sitting between the airport and the leafy roads of Heald Green. Directly opposite the house is the Tatton Arms, a traditional Robinsons pub since 1912. It is well respected locally for its food, with a cosy wood-panelled interior and a smart beer garden where you can watch the planes come in to land. Before anyone worries about late nights, it opens from 12 noon to 11pm Monday to Saturday and 12 noon to 10pm on Sundays, and it is very much more Sunday roast than lock-in. Having a good spot for dinner across the road, with no taxi needed, is one of those things you will appreciate more than you expect.

Heald Green is close by for everyday shops, cafes and the railway station, and Wythenshawe town centre is a short drive for the supermarkets and bigger names. For fresh air, Styal Woods and the National Trust's Quarry Bank are a few miles away for weekend walks, and Wythenshawe Park is within easy reach too. Being this close to the airport, you will hear the odd plane overhead, which most locals barely notice and the plane-spotters among us rather enjoy.

SCHOOLS AND EDUCATION
There is a good choice of schools within a short drive, many of them across the border in Heald Green and Cheadle:
- Prospect Vale Primary School, Heald Green: rated Good by Ofsted, confirmed at its most recent inspection in July 2023.
- Bolshaw Primary School, Heald Green: rated Good by Ofsted at its last inspection (report published December 2022). The school became an academy in September 2024 and has not yet been inspected in its new form.
- The Kingsway School, Cheadle (secondary): rated Requires

Improvement by Ofsted in May 2023.

As the house falls within Manchester City Council, families should check admissions and catchment arrangements directly with each school.

TRANSPORT AND CONNECTIVITY
Getting about is straightforward. Shadowmoss Metrolink stop is around a mile away, with trams to Manchester Airport one way and through Wythenshawe towards Manchester city centre the other. Heald Green railway station is around a mile and a half away, with trains to Manchester Piccadilly in roughly 15 minutes. Manchester Airport is only a couple of miles away, which makes this a very practical base for anyone working there, and handy for getting away on holiday. By car, the M56 is a few minutes' drive, linking quickly to the M60 and the wider motorway network, and local buses run towards Stockport, Wythenshawe and the airport.

IMPORTANT NOTES
Some of the images in this listing have been virtually staged to give buyers a guide on how the space could be used. Furniture shown is not included in the sale.

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ANTI-MONEY LAUNDERING REGULATIONS
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Council Tax Band: C (Manchester City Council)
Tenure: Freehold
Parking options: Residents
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Broadband: FTTP
Rights & easements: Private right of way

Tenure
Freehold

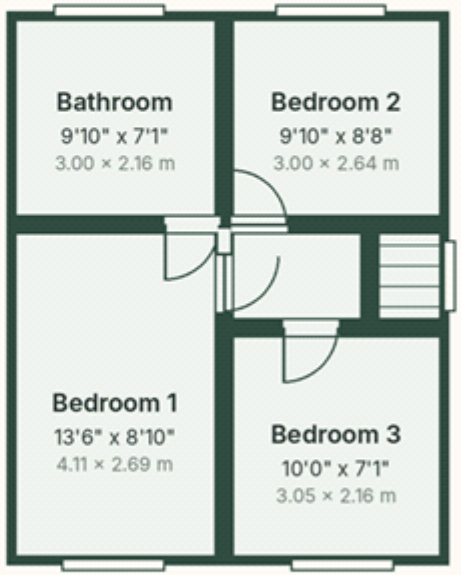
Trenchard Drive

Moss Nook, Manchester M22 5NA

Approximate Gross Internal Area · 991 sq ft / 92 sq m



GROUND FLOOR



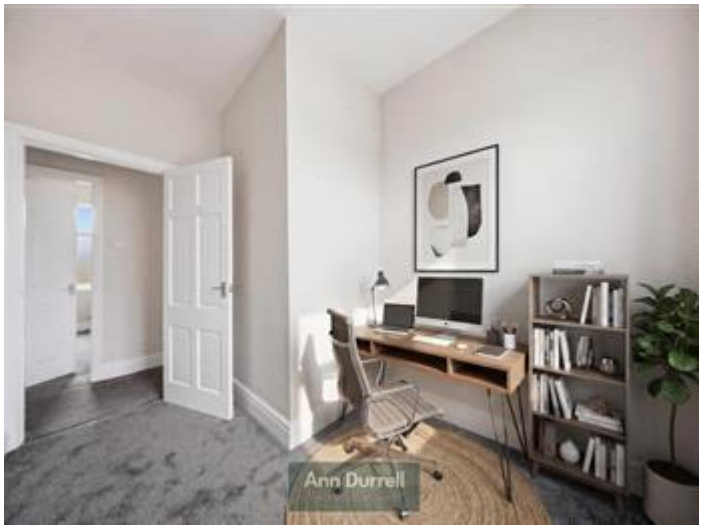
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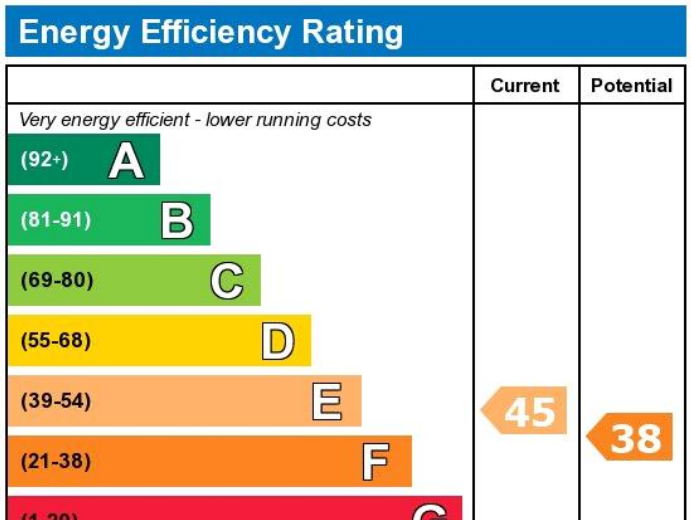












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