



MOSS LANE

SALE
GREATER MANCHESTER
M33 5BU

£1,350,000



Manchester's Leading
Independent Estate Agent

MOSS LANE

SALE, GREATER MANCHESTER
M33 5BU



Off Street
Parking,
Double
Garage



 4
3175 SQ FT



 3
Freehold



EPC Rating: D

A Rare Opportunity – Exceptional Detached Bungalow on a Prestigious Moss Lane Plot

We are delighted to offer for sale this truly stunning and unique detached bungalow, set on an expansive and beautifully landscaped plot of approximately 0.35 acres, enjoying a desirable southward-facing aspect along the highly sought-after Moss Lane. This one-of-a-kind home offers a remarkable blend of space, privacy, and luxury – an ideal sanctuary for families and those who love to entertain.

Step inside through the welcoming entrance porch into a grand, light-filled hallway, setting the tone for the spacious living throughout. Off the hallway, you'll find a cloakroom and a convenient downstairs WC. The generously proportioned lounge features a striking bow window, flowing seamlessly into a formal dining room and a bright conservatory with serene views across the private rear garden.

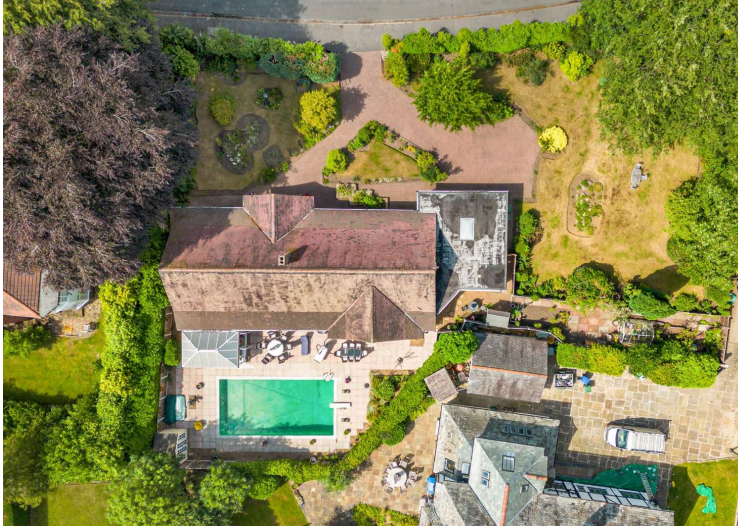
The heart of the home is a bespoke dining kitchen – thoughtfully designed and finished to a high standard – with direct access to the garden, perfect for indoor-outdoor living and summer entertaining.

An inner hallway leads to a second, cosy sitting room at the front of the property, along with a beautifully appointed family bathroom and four large double bedrooms. The impressive master suite benefits from a luxurious en suite bathroom, offering a true retreat.

At the end of the hallway, you'll find a versatile study with garden access – ideal for those working from home – and a Slingsby ladder providing access to a fully converted loft room. There is also excellent potential to further convert the loft to span the full roof space of the property, creating additional bedrooms (subject to the necessary planning permission). A separate bathroom, conveniently located near the pool area, adds to the home's thoughtful design.

A double integral garage completes the internal accommodation, offering both practicality and further storage.





Ground Floor
Approximate Floor Area
 2385 sq. ft.
 (278.24 sq. m)

Garage
 22'0" x 17'0"
 (6.52m x 5.41m)

Living Room
 21'0" x 17'0"
 (6.40m x 5.41m)

Reception Room
 15'0" x 12'0"
 (4.57m x 3.66m)

Bedroom 1
 15'0" x 12'0"
 (4.57m x 3.66m)

Bedroom 2
 15'0" x 12'0"
 (4.57m x 3.66m)

Bedroom 3
 12'0" x 10'0"
 (3.66m x 3.05m)

Bedroom 4
 12'0" x 10'0"
 (3.66m x 3.05m)

W.C.
 8'0" x 6'0"
 (2.44m x 2.03m)

Hall

Kitchen/Breakfast Room
 23'0" x 11'0"
 (6.93m x 3.33m)

Dining Room
 12'0" x 10'0"
 (3.71m x 3.05m)

Conservatory
 14'0" x 12'7"
 (4.26m x 3.84m)

First Floor
Approximate Floor Area
 178 sq. ft.
 (16.62 sq. m)

En-suite
 7'0" x 5'0"
 (2.13m x 1.52m)

Bedroom
 8'7" x 12'0"
 (2.64m x 3.66m)

Hallway/Study
 12'0" x 11'0"
 (3.70m x 3.35m)

W.C.

Left Room
 15'0" x 11'0"
 (4.57m x 3.35m)

Bathroom
 9'4" x 8'7"
 (2.84m x 2.61m)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.

To the front, a sweeping driveway provides ample off-road parking, surrounded by a beautifully maintained lawn and mature, well-stocked borders. To the side, a further expansive lawned area leads to a private and productive vegetable garden. The rear garden is nothing short of spectacular – a true oasis – featuring a stunning heated outdoor swimming pool, surrounded by a sun-drenched patio and larger entertaining space adjacent to the kitchen and conservatory. Enclosed and very private, this south-facing garden enjoys sunlight throughout the day, making it perfect for relaxing or hosting unforgettable gatherings.

