



Banner & Co

Middle Moss Farm, Agden Lane, Agden, Altrincham

Offers Over £850,000

 3  2  3

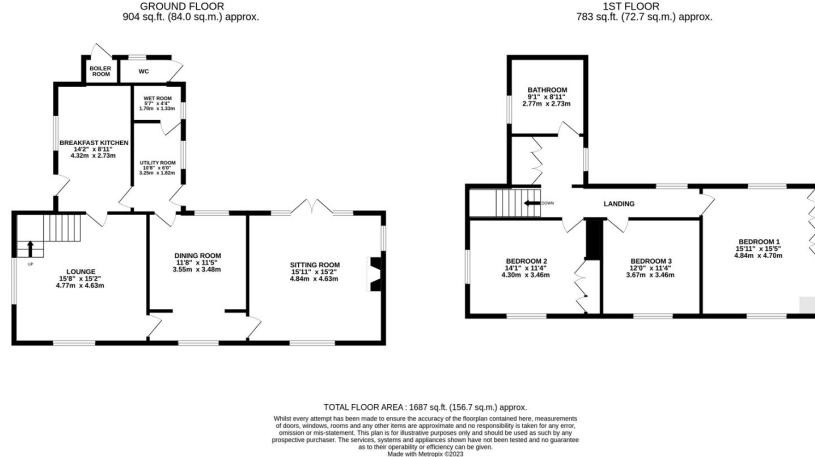


- Offered for sale with the benefit of no onward chain
- Sitting on a generous sized plot with glorious countryside views
- Driveway providing off-road parking
- Lounge, dining room and separate sitting room
- Three double bedrooms
- Charming and spacious detached cottage
- Detached double garage
- Additional adjoining land to purchase separately approx 9 acres split over 2 parcels
- Oil, LPG Gas & Septic tank
- Early viewings strongly recommended





'As pretty as a picture' Middle Moss Farm was built in the 19th Century and boasts a wealth of period features offering versatile living space, charming gardens, driveway parking and detached double garage. Sitting in large gardens with delightful views over glorious countryside, early viewings are highly recommended. There is the option to purchase adjoining agricultural land separately, in the region of 9 acres split over 2 parcels (vendor willing to split them). EPC rating F.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	21	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	