



70 Moss Lane

Sale

£1,450,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



70 Moss Lane

A meticulously designed, sympathetically appointed, eco-friendly outstanding newly built detached residence, with immaculate accommodation over three floors of circa 3,000 sqft, boasting a substantial open plan living/ dining kitchen, three reception rooms, and five generous bedrooms, set within a substantial secluded plot with landscaped garden, set on the revered 'Moss Lane', within easy reach of Sale, outstanding primary and secondary schools, and key transport links. No onward chain.

Council Tax band: TBD

Tenure: Freehold

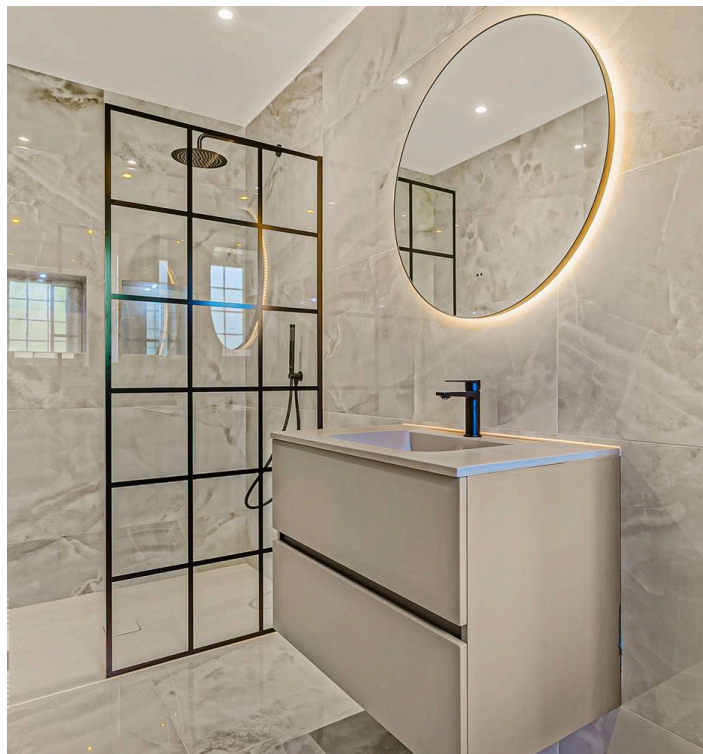
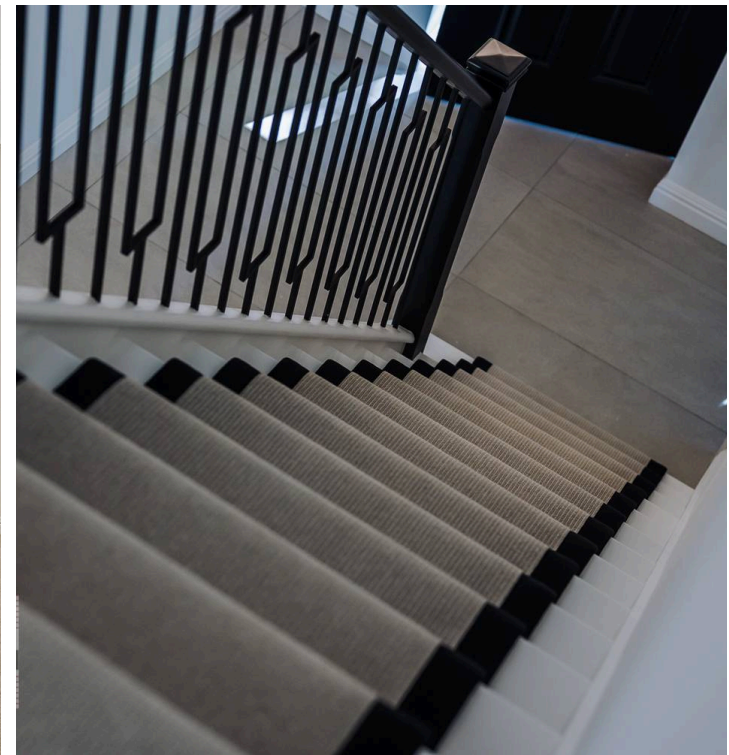
- A Beautiful New Build Home Set In a Very Large Plot
- Extensive Private Front and Rear Garden
- Large Driveway for 3-4 Cars with EV Charging Point
- Catchment of Trafford's finest schools including Sale Grammar, Ashton on Mersey School & Altrincham Girls Grammar
- Mitsubishi Air source Heat Pump providing hot water and heating
- MVHR (Mechanical Ventilation and Heat System) system installed in combination with low U-value insulation in the context of Passive Houses
- Five Generously Sized Double Bedrooms and Four Bathrooms
- Underfloor Heating Throughout the Ground Floor
- Siemens Kitchen

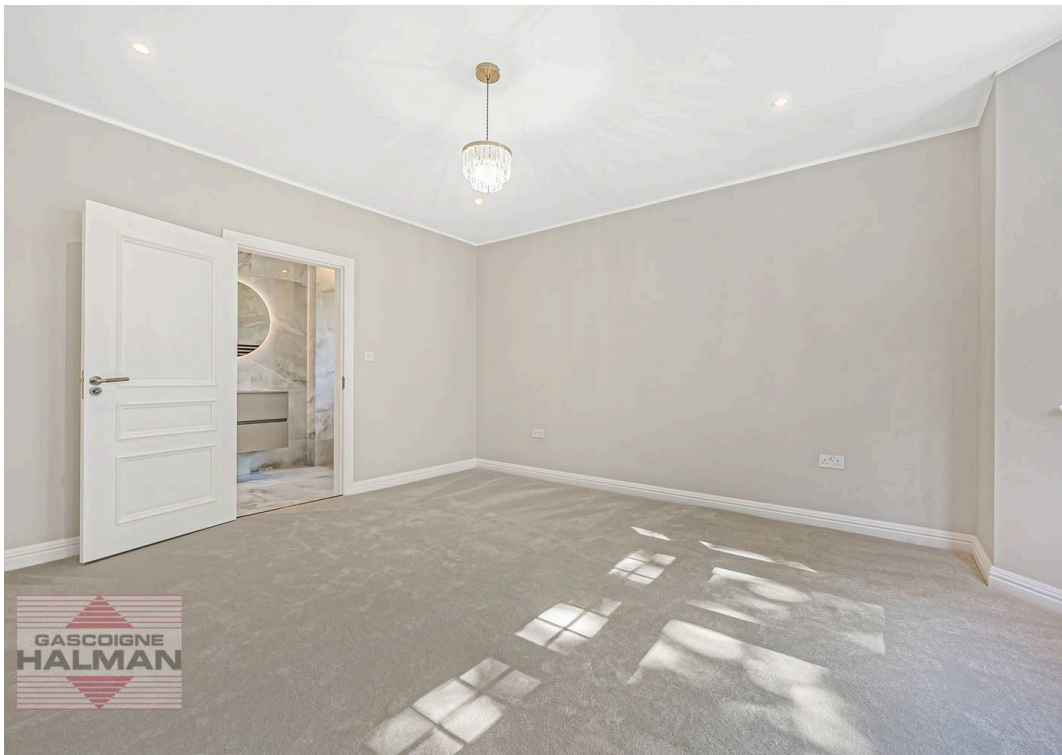


Nestled on the prestigious Moss Lane, this remarkable detached residence offers approximately 3,000 sq ft of luxurious living space, set on circa one quarter of an acre. Designed for modern family life, this newly built property has been thoughtfully designed to create an impressive, luxurious and contemporary layout, while retaining the vernacular character and warmth of a traditional home on the lane. Handsome traditional part-rendered and red-brick elevations complemented with period-inspired ornamental detailing, bay-frontage, and beautiful in-frame windows, set the tone exuding an undoubted air of opulence, with the home being sympathetically designed to neighbouring homes of a period era.

Upon entering through the bespoke oversize Aluminium front door, you are greeted by a bright, spacious and welcoming entrance hall complete with striking contrasting tiled flooring and bespoke contemporary black and white detailed staircase, setting the tone for the stylish and high-quality finish found throughout the exceptional residence. The entire ground floor benefits from underfloor heating, ensuring warmth and comfort across its expansive footprint.

The hallway offers a full line of sight through to the striking main hub of the home; the extensive and open plan living/ dining kitchen, extending over 33ft in width, with a mass of natural light through stunning black frame aluminium floor to ceiling windows and large twin sliding doors leading directly to the beautifully landscaped garden. The immaculate Siemens kitchen exudes an air of opulence and luxury, having been designed and installed by the revered 'Stuart Frazer', enjoying quality integrated Siemens appliances, with a wealth of handsome light toned base and wall units, a generous feature island with beautifully designed 'waterfall' style marble veined quartz work surfaces, large breakfast bar area, and Quooker hot water tap.

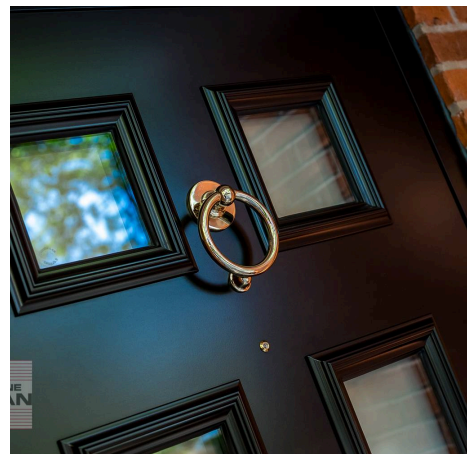




The heart of the home is bathed in natural light from twin striking overhead skylights, providing an ideal setting for family meals and entertaining. The spacious bay-fronted living room is found to the front providing a cozy retreat; the perfect spot to unwind in the evening, with an adjoining second reception room/ snug found to the left of the entrance hallway providing another beautifully appointed room. The study/ home office is to the rear of the hallway and provides a versatile office or hobby room ideal for modern working from home demands.

The ground floor also includes a well-appointed utility room and a convenient downstairs WC, thoughtfully designed to meet the needs of a busy household. The home boasts a substantial footprint to the first and second floor, with a generous landing, providing access to four of the five bedrooms, with each being generously sized doubles. The principal bedroom, located on the second floor, is a serene retreat complete with a luxurious en-suite bathroom and walk-in wardrobe. The second bedroom, also a spacious double, benefits from bay-frontage, its own en-suite, offering an alternative principal suite, with comfort and privacy for family or guests.

The family bathroom is beautifully appointed with Villeroy and Boch German design, with brushed brass hardware fittings, bespoke Quartz vanity worktop and a stunning standalone LUSSO stone bathtub. On the second floor, a thoughtfully designed suite has a large dressing room with a generous ensuite containing another LUSSO stone bath and walk in shower and generous storage space adds a wealth of luxury and practicality to daily life.



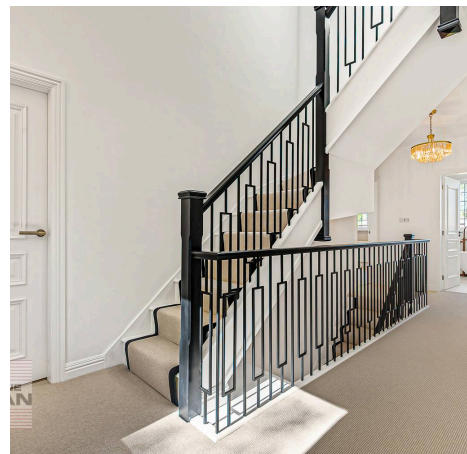
The professionally landscaped garden has been crafted with both relaxation and entertaining in mind. Mature trees provide privacy and a natural sense of tranquillity, while integrated garden lighting adds atmosphere in the evenings. The garden is also equipped with water and electricity connections perfect for those looking to install an outdoor kitchen and enjoy al fresco dining with friends and family. A large 4.5 x 3m garden room is built at the end of the garden providing a charming summer-house style space and useful storage.

To the front is a large block-paved driveway offering ample off-road parking for multiple vehicles, and twin pillar entry allowing the installation of entry gates if desired.

The home has been meticulously designed with a quality luxurious finish, whilst being underpinned by an eco-friendly design, including Mitsubishi Air source Heat Pump providing hot water and heating, and a Mechanical Ventilation and Heat System installed in combination with low U-value insulation.

For secondary education, the property lies within the Trafford local authority renowned for its selective education system. Ashton on Mersey school on Cecil Road, Sale Grammar School, located nearby on Marsland Road, is one of the region's leading grammar schools, with entry determined by the 11-plus entrance exam. Along with the sought-after catchment area of Altrincham Grammar School for Girls, offering the opportunity to access the UK's top-performing state schools. Renowned for its exceptional academic standards, consistently achieves outstanding results.

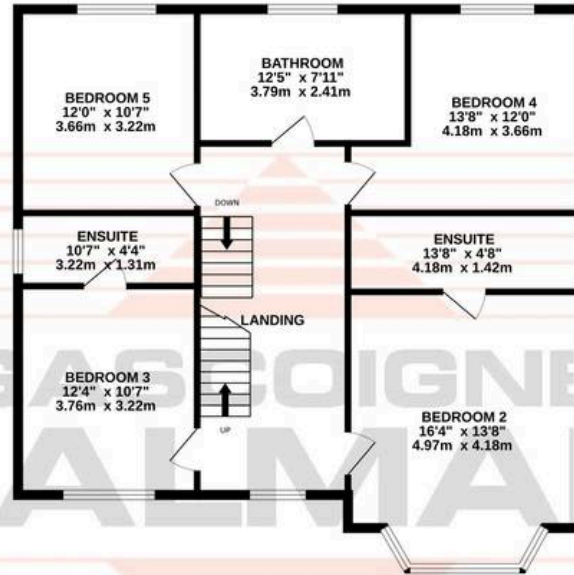
Brooklands Metrolink station is just a short stroll away, providing direct access to Manchester city centre and the wider region, making this an ideal location for both commuting and family life.



GROUND FLOOR
1340 sq.ft. (124.5 sq.m.) approx.



1ST FLOOR
996 sq.ft. (92.5 sq.m.) approx.



2ND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 3047sq.ft. (283.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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