



KINGS ROAD
STRETFORD

£350,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



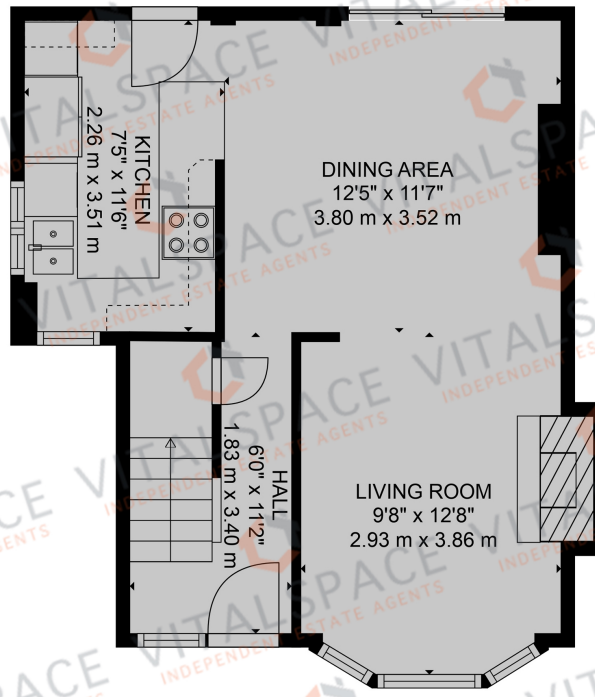
Kings Road, Stretford, M32 8GP

****VIDEO TOUR** - **BACKING ONTO LONGFORD PARK** -**

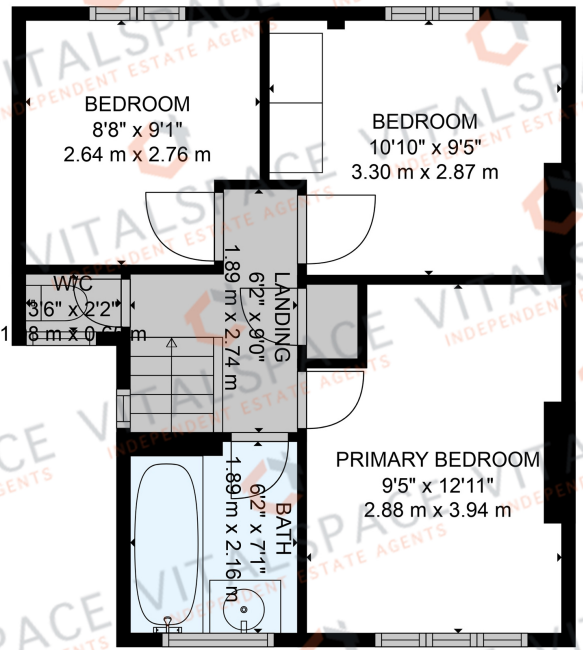
VitalSpace Estate Agents are delighted to bring to the sales market this well presented, THREE DOUBLE BEDROOM, bay fronted semi-detached property, situated on the sought after Kings Road within walking distance to Chorlton Centre, close to local amenities, schooling and with excellent transport links to and from the City Centre, Salford Quays, Didsbury and Manchester Airport. Updated in recent years by our clients, this deceptively spacious property briefly comprises; a welcoming entrance hallway, a bay fronted open plan living/dining room featuring solid oak parquet flooring throughout and a modern fitted kitchen. The kitchen comes complete with a host of 'shaker' style wall and base units with splash back tiling. To the first floor, a shaped landing provides entry into three generously sized double bedrooms alongside a modern two piece bathroom with a separate WC. Other benefits of this well portioned family home include uPVC double glazing, a gas central heating combination boiler and a large South East facing rear garden. Externally, an ornamental front garden features established plants and trees, encircled by tall privet hedges alongside a driveway providing off road parking for multiple vehicles. To the rear a matured lawned garden can be found backing onto Longfield Park with a patio area ideal for alfresco dining during those summer months. All in all this property needs to be viewed to appreciate the size and location on offer but also the stunning internal condition. An internal inspection is recommended to avoid disappointment. Contact VitalSpace Estate Agents for further information.







FLOOR 1



FLOOR 2

Features

- Three double bedrooms
- Semi detached property
- Gas central heating
- uPVC Double Glazing
- South East rear garden
- Highly desirable location
- Deceptively Spacious
- Off road parking
- Open plan living
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 3 years

When was the roof last replaced? Updated roof but pre purchase

How old is the boiler and when was it last inspected? Gas central heating - New PCB in 2022

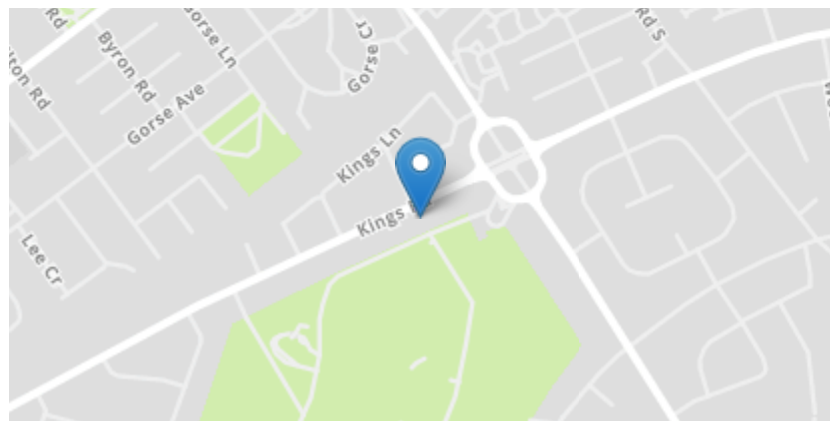
When was the property last rewired? Re-wired but pre purchase

Which way does the garden face? South East facing rear garden

Are there any extensions and if so when were they built? N/A

Reasons for sale of property? Downsize

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		78
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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