



NORWICH ROAD  
STRETTFORD

£360,000

 4 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

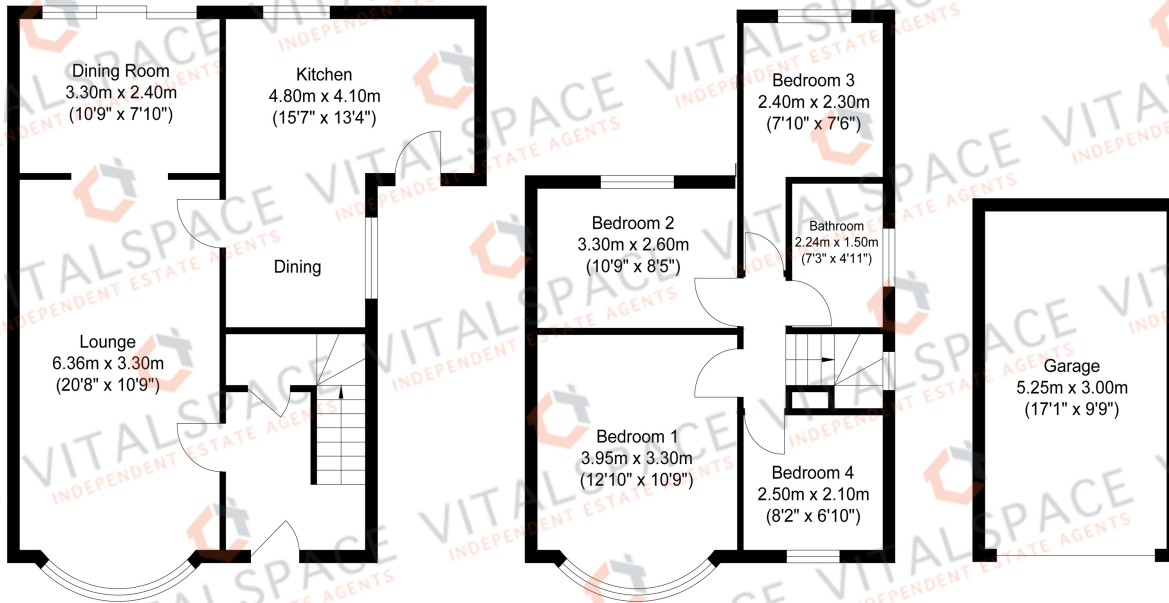


# Norwich Road, Stretford, M32 9TY

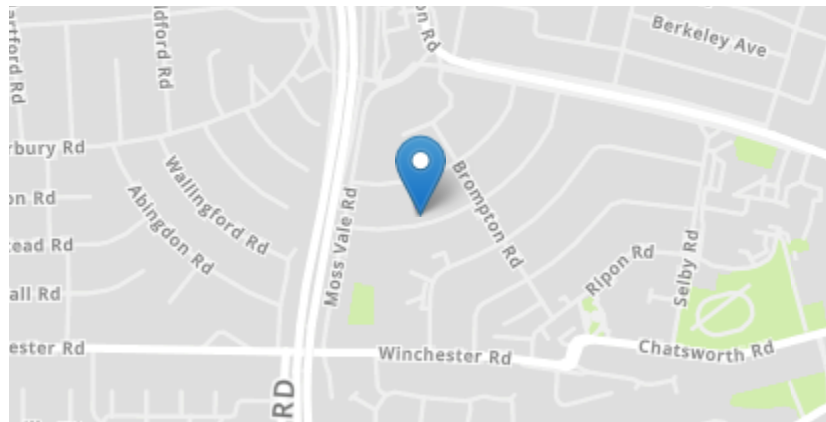
**\*\*SIGNIFICANTLY EXTENDED\*\*** - VITALSPACE ESTATE AGENTS are proud to offer for sale this extended FOUR BEDROOM extended semi detached family home situated on the ever popular Norwich Road in Stretford. In brief the spacious accommodation comprises; spacious entrance hallway, bay fronted 20ft living room, which opens into a dining room alongside a 15ft 'L' shaped dining kitchen complete with a modern fitted kitchen complete with a range of wall and base units. To the first floor there are four well proportioned bedrooms and a three piece family bathroom suite. The property is warmed by gas central heating system and uPVC double glazing. To the front of the property a concrete imprint driveway provides ample off road parking whilst to the rear, a shaped mainly lawned garden can be found with a raised decked patio area ideal for a table and chairs during those summer months. A detached outbuilding can also be found to the rear of the property, ideal for dry storage space. This home is ideally located in Stretford on the Urmston border, convenient for local schooling, a range of amenities and with excellent transport links to and from the City Centre, Salford Quays, Urmston and the Trafford centre. An ideal







**Approximate Gross Internal Area = 116.03 sq m / 1248.93 sq ft**



VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Features

- Four bedrooms
- Semi detached property
- Significantly extended
- Open plan 'L' shaped kitchen
- Enclosed rear garden
- Driveway and garage
- Conveniently located
- Gas central heating
- uPVC double glazing
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 26 years

How old is the boiler and when was it last inspected?  
Worcester boiler - serviced 21/06/2023

When was the property last rewired? Partial re-wire in 2006

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

Are there any extensions and if so when were they built?  
2006

Reasons for sale of property? Upsize

If you would like to submit an offer on this property, please visit our website - [www.vitalspace.co.uk/offer](http://www.vitalspace.co.uk/offer) - and complete our online offer form.