



MOSS ROAD  
STRETFORD

£325,000

-  3 BEDROOMS
-  2 BATHROOMS
-  1 RECEPTION
-  EPC GRADE:- B



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Moss Road, Stretford, M32 0GT

**\*\*NO ONWARD CHAIN\*\* - \*\*VIDEO TOUR\*\* - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this immaculately presented, **THREE BEDROOM** semi detached modern family home located just a short walk from Stretford mall, highly regarded schools and parks. Offering excellent living accommodation, In further detail, this spacious property briefly comprises; a welcoming entrance hallway, downstairs WC and a modern fitted dining kitchen complete with a host of high gloss wall and base units with contrasting worksurfaces above. The kitchen opens into a dining area which provides space for a dining table and chairs if required. To the rear of the property, an generously sized living room can be found with double uPVC doors opening out into the rear garden. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and a contemporary three piece family bathroom with a shower over bath combination. The master bedroom measures 13ft in length and is serviced by a three piece en-suite shower room. Externally, to the front of the property, shaped hedge rows with wrought iron fencing shield can be found with a driveway leading down the side of the property providing excellent off road parking facilities. To the rear, a mainly lawned, spacious timber fenced garden offer a secluded garden area with the further benefit of a paved patio. The property also benefits from uPVC double glazing, gas central heating and offering excellent transport links to the M60 Motorway network, a metro-link line and just a short commute into Manchester city centre, Media city and the Trafford centre. Offered for sale with no onward chain, please contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

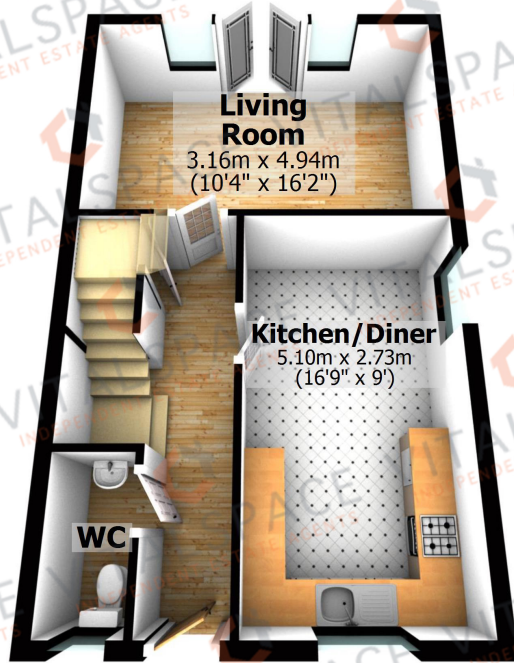




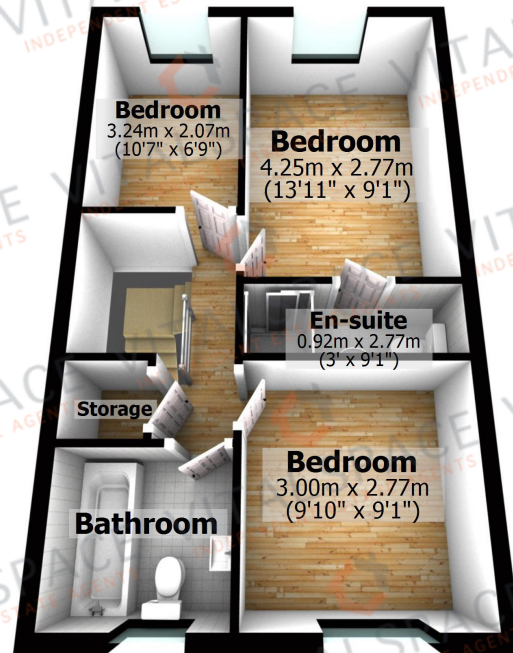




## Ground Floor



## First Floor



## Features

- Three bedrooms
- Semi detached property
- Built in 2015
- Modern dining kitchen
- Gas central heating
- uPVC double glazing
- Quiet popular location
- Viewing strongly advised
- Downstairs WC
- No onward chain

## Frequently Asked Questions

How long have you owned the property for? 8 years

When was the roof last replaced? No built in 2015

How old is the boiler and when was it last inspected? Gas central heating

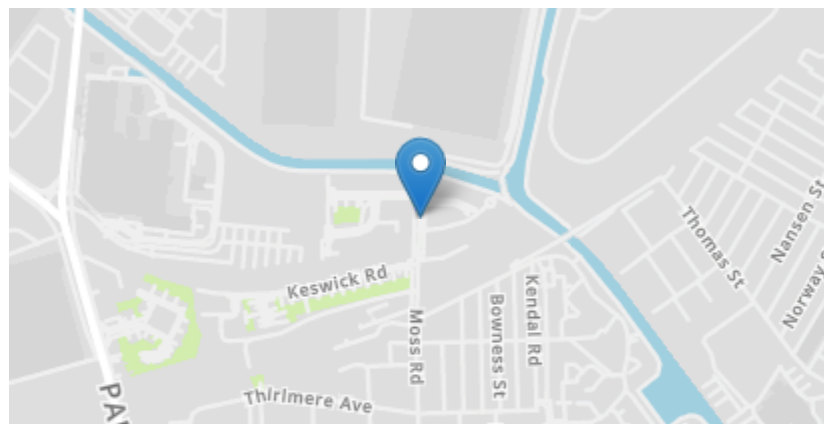
When was the property last rewired? When built - 2015

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Move in with partner

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+) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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