

**BEST**  
ESTATE AGENT GUIDE  
**AWARDS 2024**  
**TOP 500**  
SALES  
AWARDED FOR  
MARKETING | SERVICE | RESULTS



MOSS PARK ROAD  
STRETFORD

OFFERS OVER  
**£400,000**

-  4 BEDROOMS
-  2 BATHROOMS
-  2 RECEPTIONS
-  EPC GRADE:- D

  
**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

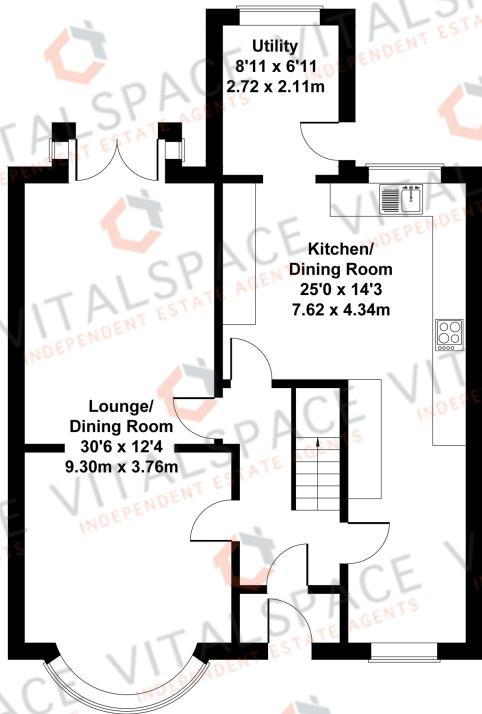


## Moss Park Road, Stretford, M32 9HN

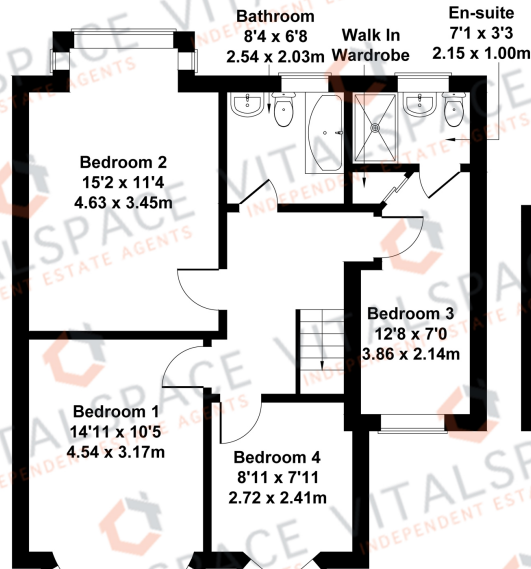
VITALSPACE ESTATE AGENTS are pleased to offer for sale this highly desirable, significantly extended FOUR BEDROOM semi detached property situated on the always popular Moss Park Road in Stretford. Ideal for those seeking both relaxation and generous entertaining space, this property provides the perfect balance for modern family living. Renovated throughout in 2021, the tastefully presented accommodation comprises; a warm and welcoming entrance hallway, a generously sized open plan bay fronted living / dining room with a feature media wall and doors opening into the rear garden alongside undoubtedly, one of the main attracting feature which is an expansive 'L' shaped breakfast kitchen. A conveniently positioned utility room accessed via the kitchen completes the ground floor accommodation. On the first floor level, a split level landing provides entry into four generously sized bedroom alongside a four piece bathroom with a separate shower and bath. An luxury en-suite shower room can also be found via bedroom four. Externally, to the front of the property, a concrete imprinted driveway provides excellent off road parking facilities. To the rear, a low maintenance SOUTH FACING timber fenced rear garden and large paved patio area provides a perfect setting for alfresco dining during those summer months. As mentioned this property is situated in the sought-after area of Stretford, benefiting from excellent amenities and transport links. With it's welcoming community atmosphere, residents can enjoy the tranquillity of suburban living while having convenient access to nearby schools, parks, shops, and leisure facilities. Located within a highly popular residential area just off Manor Road, both Stretford Grammar school and Moss Park Junior School are on your doorstep, as well as Victoria Park and Stretford Civic Hall. The cafes and bars for which Stretford food hall is loved by so many are a five-minute drive away on Chester Road. Fantastic bus routes at the bottom of the road and the Stretford Metro-link station on Edge Lane gives you direct access into the city centre and Altrincham. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.



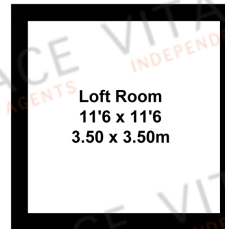




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## Features

- Four bedrooms
- Semi detached property
- Extended accommodation
- Desirable Stretford location
- Perfect Family Home
- Impressive L shaped kitchen
- South facing rear garden
- Useful loft space
- Renovated in 2021
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 4 years

When was the roof last replaced? Not during ownership

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

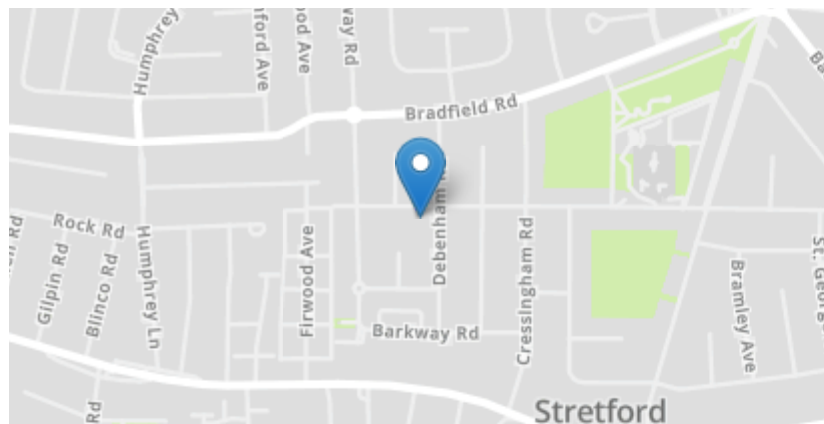
When was the property last rewired? Not during ownership

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Not during ownership

Tenure: Freehold

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>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		<b>81</b>
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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