



MANOR ROAD
STRETFORD

£420,000

-  3 BEDROOMS
-  2 BATHROOMS
-  2 RECEPTIONS
-  EPC GRADE:- E



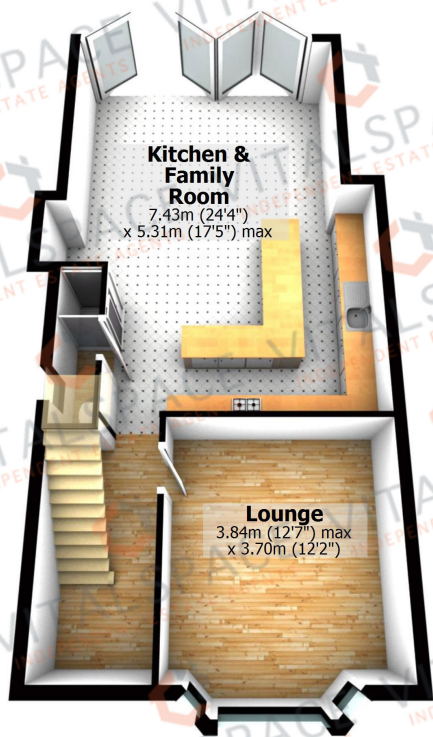
Manor Road, Stretford, M32 9HU

****NO ONWARD CHAIN** - **OPEN PLAN DINING KITCHEN**** - VITALSPACE ESTATE AGENTS are proud to offer for sale this well appointed three bedroom extended THREE BEDROOM semi detached family residence located on a popular tree lined Stretford road. In brief the accommodation comprises; entrance vestibule, a welcoming hallway, a spacious bay fronted living room which leads into an impressive open plan extended kitchen with an L shaped breakfast island surrounding a bespoke seating area. A modern shower room can also be found on the ground floor and completes the downstairs accommodation. Stairs rise to a shaped landing with access into three bedrooms and a three piece modern tiled bathroom. The property is warmed by gas central heating and is uPVC double glazed. Externally to the front of the property there is a generous driveway providing ample off road parking. To the rear, which enjoys a sunny aspect, there is a large shaped paved patio area with artificial lawned garden. A workshop, found to the rear of the garden could also be used for storage or a summer garden room. Further benefits of this tastefully decorated property include underfloor heating, updated electrics, an updated roof, CCTV and a security alarm. Located on a highly popular residential road positioned off Manor Road here in Stretford. Moss Park can be found at the bottom of the road, Stretford Grammar school and Moss Park Junior School are close by, as well as Victoria Park and Stretford Civic Hall. Fantastic bus routes at the bottom of the road and the Stretford Metrolink station on Edge Lane gives you direct access into the city centre and Altrincham. Contact VitalSpace Estate Agents to arrange an internal inspection.

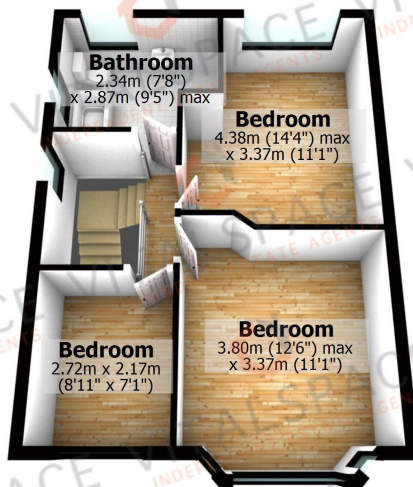




Ground Floor



First Floor



Features

- Three bedrooms
- Semi detached property
- No onward chain
- Open plan kitchen
- Downstairs shower room
- Immaculate Condition
- Close to Amenities
- Fantastic Transport Links
- Gas central heating
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 5 years

When was the roof last replaced? Yes, 2 years ago

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

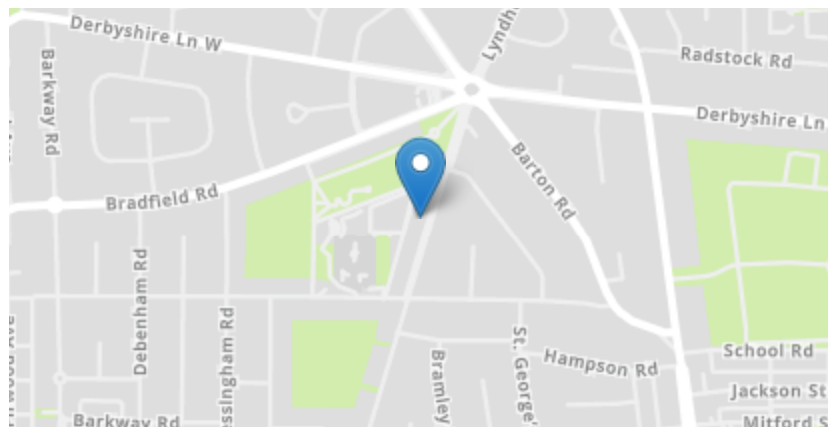
When was the property last rewired? Yes

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? Yes, 5 years ago

Reasons for sale of property? Move into another house

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		68
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.