

Urmston Office

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109 Moss Park Road Stretford Manchester M32 9HN

£325,000

EXTENDED FOUR BEDROOM SEMI DETACHED SITUATED ON THE EVER POPULAR MOSS PARK ROAD !! HOME ESTATE AGENTS are privileged to bring to the market this fantastically presented extended four bedroom property with en suite and loft room. In brief the property comprise of, porch, bay fronted lounge, reception room, extended kitchen/ dining room and utility room. to the first floor there are four well proportioned bedrooms with family bathroom and an en suite with the addition of a loft room as well. To the front of the property is a driveway and to the rear a low maintenance garden with Astro turf, decking area and a detached garage, the property also benefits from being fully UPVC double glazed with gas central heating throughout. Located on a popular tree lined road with fantastic local schools parks and amenities with great transport links and short a short commute to Manchester city centre, Media city and Salford Quays making an early viewing essential ! Call HOME on 0161 871 3939 to arrange a convenient time.

- VERY POPULAR LOCATION !!
- Two reception rooms
- Family bathroom and En suite
- LARGE KITCHEN DINING ROOM
- Utility room
- Loft room
- Bay fronted lounge
- Four well proportioned bedrooms
- Popular local schools



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Porch

UPVC double glazed front door with side and top lights.

Hallway

Tiled floor, picture rail, ceiling coving and single panel radiator.

Bay fronted lounge

UPVC double glazed bay window to the front elevation, laminate floor, picture rail, ceiling coving, TV point and double panel radiator.

Dining room

UPVC double glazed French doors leading out to the garden, feature fireplace, laminate floor and double panel radiator.

Extended kitchen

UPVC double glazed windows to front and rear elevations, large selection of wall and floor units fitted with roll edge work surfaces incorporating a stainless steel sink with mixer tap, double oven, gas hob, extractor hood, built in microwave, integrated dishwasher, fridge freezer, tiled floor and splash backs, down lights, plinth lights and double pane radiator.

Utility room

UPVC double glazed window and door to rear and side elevations, base units fitted with roll edge work surfaces incorporating a stainless steel sink with mixer tap, tiled floor and single panel radiator.

Bedroom One

UPVC double glazed curved bay window to the front elevation, fitted wardrobes and and single panel radiator.

Bedroom Two

UPVC double glazed window to the rear elevation, stair case to loft room, fitted wardrobes and single panel radiator.

Bedroom Three

UPVC double glazed window to the front elevation, picture rail and single panel radiator.

Bathroom

UPVC double glazed window to the rear elevation, Four piece fitted bathroom suite comprising of, double ended bath fitted with mixer tap and shower head, corner shower cubicle with thermostatic mixer

shower, vanity sink unit with matching back to wall W/C, floor and walls tiled to compliment with heated chrome towel radiator.

Bedroom Four

UPVC double glazed window to the front elevation, down lights, walk in wardrobe and single panel radiator.

En suite

UPVC double glazed window to the rear elevation, three piece fitted shower suite comprising of, shower cubicle fitted with thermostatic mixer shower, low level W/C, wall mounted sink and tiled to complement.

Loft room

Velux window to the rear elevation, open balustrade to stairs and access to large storage room.

Externally

To the front of the property is a walled in printed concrete driveway, to the rear a low maintenance garden with decking area and a detached garage.

Detached garage 15,00 x 7,09 (4.57m,0.00m x 2.13m,2.74m)

Brick built with Up and over garage door, lights and power

Important Information

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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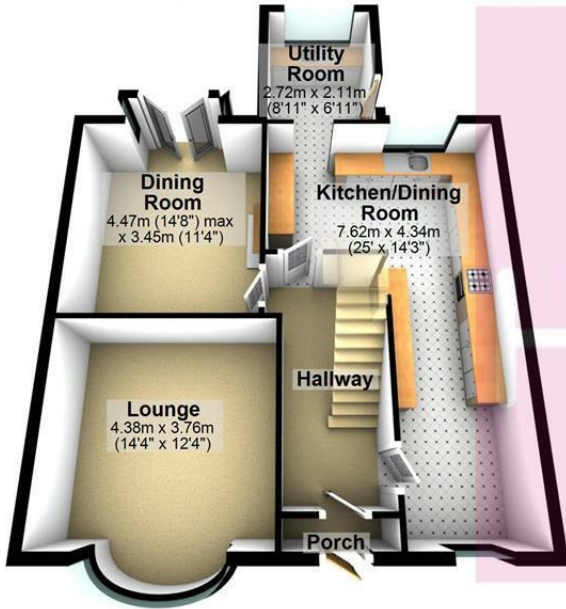
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Ground Floor

Approx. 66.8 sq. metres (719.5 sq. feet)



First Floor

Approx. 56.2 sq. metres (604.8 sq. feet)



Second Floor

Approx. 12.3 sq. metres (132.2 sq. feet)



Total area: approx. 135.3 sq. metres (1456.6 sq. feet)

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

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
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