

55 Moss Park Road, Stretford, Trafford, M32 9HZ



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £425,000

 3  1  2  D

VIDEO TOUR AVAILABLE A beautifully presented & extended THREE BEDROOM, bay fronted semi-detached property. 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. In brief, this spacious accommodation consists; A porch, an entrance hall with built in storage, downstairs W.C- both benefitting from underfloor heating. A large bay fronted lounge/ diner leading through to a conservatory at the rear which has access through patio doors into the rear enclosed garden. A stylishly presented fitted kitchen with underfloor heating complete with marble tiles and quartz work tops. To the first floor there is a landing leading to three bedrooms which all benefit from built in storage. A three-piece bathroom can also be found on this floor completing this lovely home. The property benefits from gas fired central heating, a driveway providing off road parking, a rear enclosed garden and a useful shed.





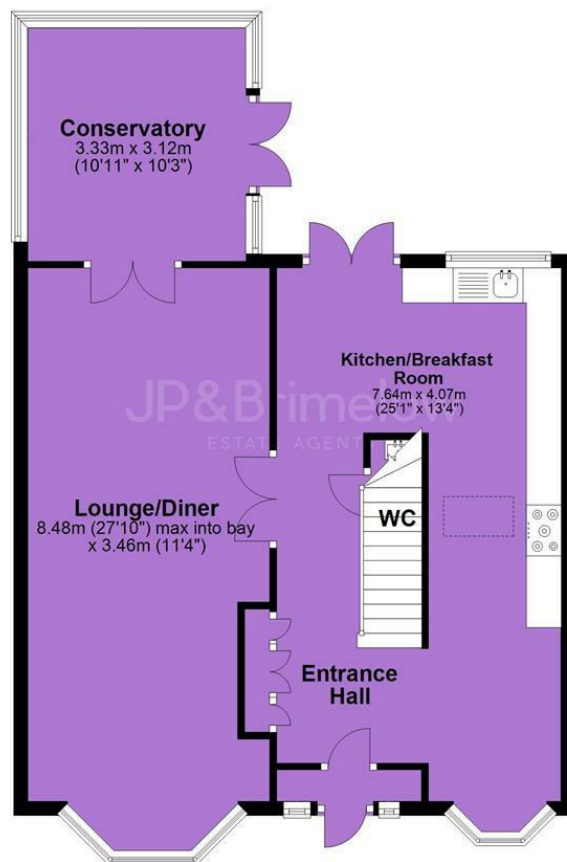
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	65	80
(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	

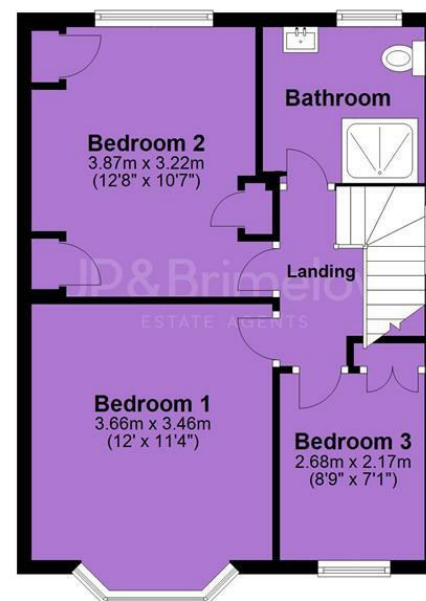


Tenure: **Leasehold** Council Tax Band: **C**

Ground Floor



First Floor



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