



 4
Bedrooms

 2
Bathrooms





No Chain

Trading Places are happy to welcome to this charming four-bedroom semi-detached house in the heart of Stretford, offering a perfect blend of comfort and functionality. From the moment you approach the property, you are greeted by a well-maintained driveway and a small garden area, ensuring both privacy and a welcoming curb appeal. The garage entrance provides additional parking space.

As you step into the house, the porch captures natural light through its windows, setting a bright and inviting tone. The entrance hall features a convenient storage cupboard on the left. The first reception room, adorned with a bay window and a fireplace, creates a cozy ambiance. Adjacent to it, the second reception room overlooks the rear garden, providing a peaceful retreat. The well-appointed kitchen is a culinary haven, boasting a range of wall and base units, an integrated oven and gas hob, and space for extra appliances or a dining area. From the kitchen you can conveniently access the garden, facilitating seamless indoor-outdoor living. A ground-floor WC also adds to the practicality of the layout.

Venturing upstairs, you'll discover four generously sized bedrooms, each equipped with fitted wardrobes and large windows, allowing ample natural light to fill the rooms. The bathroom, adorned with tiled walls, features a sink and a spacious walk-in shower, providing a modern and stylish touch.

Stepping outside, the back of the property you can enter the spacious garage, offering versatility for parking, storage, or utility purposes. The garden is thoughtfully designed, with a combination of paved and lawn areas – perfect for enjoying the summer months with family and friends.

Council Tax Band D

Utilities - meters for gas and elec using Octopus and water United Utilities

Boiler: 2018

No chain

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Features

Entrance

UPVC door to porch. Frosted double-glazed windows in the porch. UPVC door to entrance. Storage cupboard on left. Laminate flooring. 1 x wall-

mounted radiator.

Reception Room 1 *3.57m x 4.44m*

Double-glazed bay window at the front. Carpet. 1 x wall-mounted radiator. Fireplace.

Reception Room 2 *3.43m x 4.39m*

Double-glazed window at the rear. Fireplace. 1 x wall-mounted radiator. Laminate flooring.

Kitchen *1.86m x 7.57m*

2 x double-glazed windows. 1 x wall-mounted radiator. UPVC door to garden. Laminate flooring. Wall and base units. Integrated oven and gas hob. Sink with drainer and mixer tap. Part tiled walls.

W/C *1.64m x 0.69m*

Laminate flooring. Sink. W/C. Extractor fan.

Landing

Carpet staircase and landing. Loft access.

Bedroom 1 *3.34m x 4.55m*

Laminate flooring. Double-glazed windows at the front and rear. Built-in wardrobes. 1 x wall-mounted radiator. Loft access.

Bedroom 2 *4.47m x 2.93m*

Carpet. Built-in wardrobes. Double-glazed bay window at the front. 1 x wall mounted radiator.

Bedroom 3 *3.41m x 3.31m*

Carpet. Built-in wardrobes. Double-glazed window at the rear. 1 x wall-mounted radiator.

Bedroom 4 *2.12m x 2.72m*

Carpet. Built-in wardrobes. Double-glazed window at the rear. 1 x wall-mounted radiator.

Bathroom *2.53m x 2.10m*

Vinyl flooring. Double-glazed frosted window. Walk-in electric shower. Pedestal sink. W/C. 1 x wall-mounted radiator. Tiled walls.

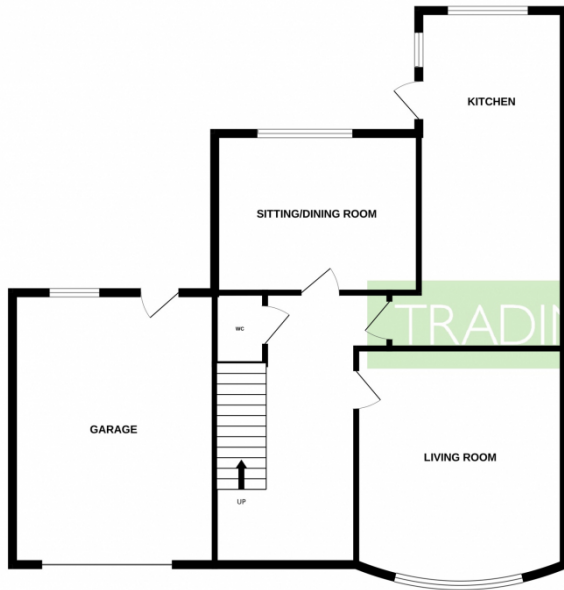
Garage *6.37m x 3.38m*

UPVC door and double-glazed window at the rear.

Garden

Part paved and part lawn. Shed. Access to garage and access to driveway.

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Moss Park Road, Stretford, M32



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

98 Moss Park Road
Stretford
MANCHESTER
M32 9HQ

Energy rating

D

Valid until: **14 January 2034**

Certificate number: **2160-6469-6040-7105-2191**

Property type **Semi-detached house**

Total floor area **107 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 270 mm loft insulation	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 241 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£945 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £118 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 11,611 kWh per year for heating
- 2,096 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 4.6 tonnes of CO₂

This property's potential production 3.0 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£91
2. Solar water heating	£4,000 - £6,000	£26
3. Solar photovoltaic panels	£3,500 - £5,500	£312

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Gary Fulton
Telephone	(0)7738 003 293
Email	ticitiboo@live.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID202541
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	12 January 2024
Date of certificate	15 January 2024
Type of assessment	RdSAP