





## St Marys Road, Moston, Manchester

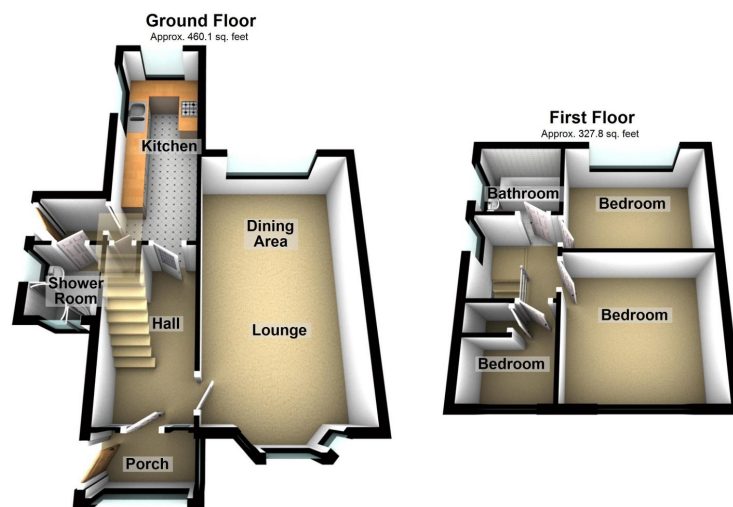
£200,000

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- Extended Semi-Detached
- Three Bedrooms
- Through Lounge Dining
- Modern Bathroom
- Downstairs Shower Room
- Convenient Location
- Ideal Family Home
- EPC - D

Ideally suited to the young and growing family is this extended three bedroom semi-detached property. Located in New Moston the property is only a short walk to local amenities, local schools and transport links. Available for sale with NO CHAIN therefore VACANT POSSESSION the property is ready for the next family to put their stamp on it. The accommodation briefly comprises of to the ground floor: porch, entrance hallway, through lounge dining, extended kitchen with an excellent range of wall and base units and a modern downstairs shower room, whilst upstairs there are three bedrooms and a family bathroom. Externally the property has a lawned garden to the front with mature borders and to the rear an enclosed garden with lawn, mature borders and patio areas.



Total area: approx. 787.9 sq. feet

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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