



ELM DRIVE  
STRET福德

OFFERS OVER

£270,000



3 BEDROOMS



1 BATHROOM



3 RECEPTIONS



EPC GRADE:- D



VITALSPACE  
INDEPENDENT ESTATE AGENTS





# Elm Drive, Stretford, M32 9AR

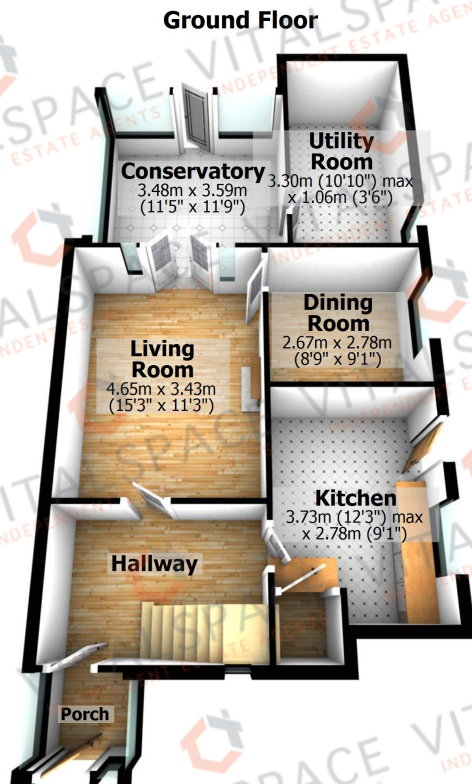
**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this deceptively spacious **THREE BEDROOM** semi detached property positioned in a popular location ideal for a range of local amenities, highly regarded schools, Stretford shopping mall and the Metro-link station giving easy access into the city centre. In brief, the extended accommodation comprises; a welcoming entrance hallway, a generously sized living room, a good sized dining room, a modern fitted kitchen and a uPVC conservatory overlooking the rear garden. A useful utility room accessed via the conservatory completes the ground floor accommodation. To the first floor is a spacious landing three well proportioned bedrooms and a three piece bathroom. The property benefits from uPVC double glazing with gas central heating throughout. To the front of the property is a gated driveway leading down the side and up to the rear where a mature, well stocked garden can be found. Located on a quiet cul de sac with good local transport links and just a short commute into Manchester City centre, Salford Quays, Media city and the Trafford centre. Offered for sale with no onward chain. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.











## Features

- Three bedrooms
- Semi detached property
- No onward chain
- Extended accommodation
- Quiet Stretford location
- Gas central heating
- Scope to update
- Three reception rooms
- Large utility room
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? Approx 30 years +

When was the roof last replaced? No

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

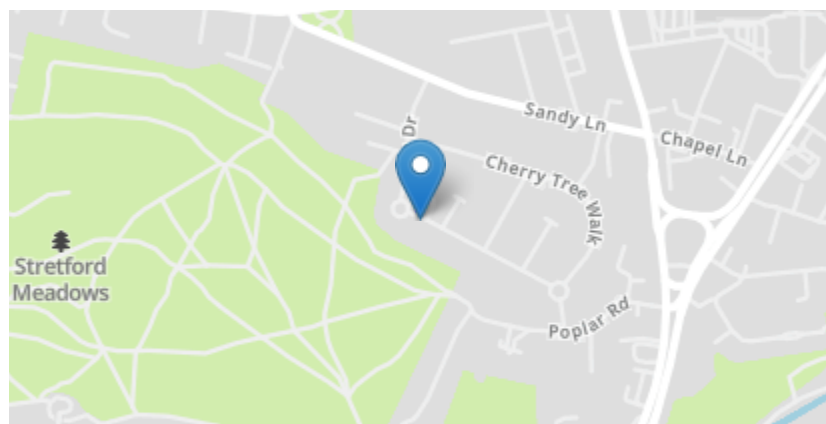
When was the property last rewired? Unknown

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Conservatory

Reasons for sale of property? Downsize

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		78
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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