



EDGE LANE
STRETFORD

£155,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Edge Lane, Stretford, M32 8PX

****GROUND FLOOR POSITION**** - VITALSPACE ESTATE AGENTS are delighted to bring to market this beautifully presented TWO DOUBLE BEDROOM apartment, located in a modern, purpose built development on Edge Lane in Stretford, directly opposite the lush open spaces of Longford Park. Exclusively for over 55s residents, this spacious apartment is offered with no onward chain and enjoys southerly facing views over well maintained communal gardens, providing a peaceful and light filled living environment. Perfect for those looking to downsize without compromising on location, the property is ideally situated within walking distance of both Stretford and Chorton town centres, offering excellent access to local amenities, bus routes, and the Metro-link for easy commuting. Internally, the well planned accommodation comprises: a secure communal entrance and private hallway, two generously sized double bedrooms, a spacious living/dining room flowing through to a modern fitted breakfast kitchen alongside a contemporary three piece shower room. Additional features include: double glazing throughout, electric heating, lift access to all floors, 24 hour emergency care line system, access to a communal residents' lounge/kitchen and an on-site house manager for added peace of mind. Externally, the development is surrounded by mature lawned gardens on three sides, creating a tranquil setting, with off road parking available for both residents and visitors. This is a rare opportunity to secure a bright, low maintenance home in a well connected and sought-after area. Contact VitalSpace Estate Agents today to arrange your viewing.





Ground Floor



Features

- Two Double Bedrooms
- Ground Floor Apartment
- Private Parking
- Residents Lounge
- Communal Laundry Facilities
- No Onward Chain
- On-site Manager
- Over 55's Complex
- Lift To All Floors
- Ground Floor Position

Frequently Asked Questions

How long have you owned the property for?

How old is the boiler and when was it last inspected?
Economy seven heating

Reasons for sale of property?

Tenure: Leasehold - 91 years remaining on the lease

Service Charge -£3677.52 per annum

Ground Rent - £125.00 per annum

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+) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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