



AWARDED FOR  
MARKETING | SERVICE | RESULTS



DERBYSHIRE AVENUE  
STRETFORD

OFFERS OVER

£285,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



VITALSPACE  
INDEPENDENT ESTATE AGENTS

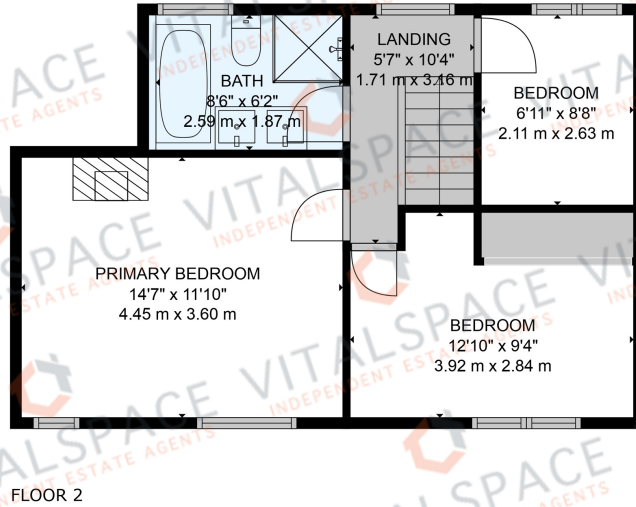
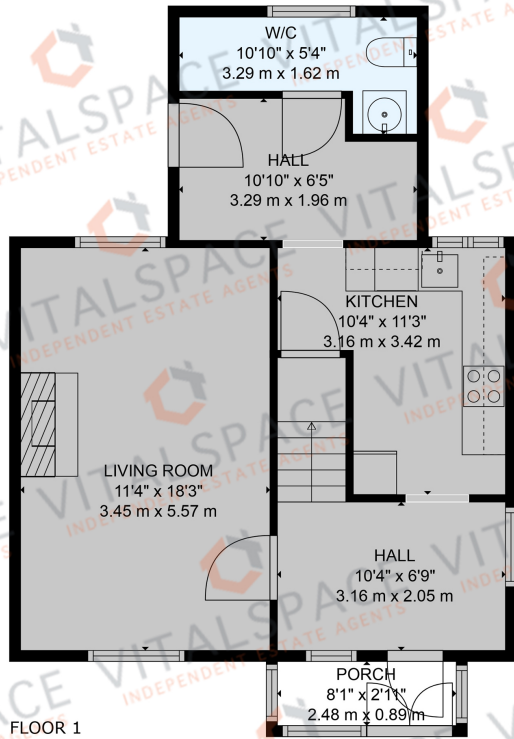


## Derbyshire Avenue, Stretford, M32 9LT

**\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this exceptionally well presented THREE BEDROOM mid terrace property located on a popular Stretford road within close proximity of highly regarded schools, transport links, local amenities and just a short distance from Salford quays and the Trafford centre. This well maintained property has been significantly updated by our clients and briefly comprises; a warm and welcoming entrance hallway, an attractive, generously sized living room with a feature wood burning fire and an impressive traditionally fitted kitchen. The kitchen itself comes complete with a comprehensive range wall vintage style shaker wall, base and display units with contrasting butcher block worksurfaces above. A ground floor WC can be accessed via the rear hallway and completes the ground floor accommodation. To the first floor, a shaped landing provides entry into three generously sized bedroom and a luxury, marble tiled four piece bathroom with a separate shower cubicle. Externally, one of the main attractive features of this property is the generously sized plot. To the front, a large gated driveway can be found providing off road parking. To the rear, an enclosed, low maintenance garden offers a secluded space and a paved seating area, ideal summer those summer months. A large storage shed to the rear provides excellent dry storage space. Located in vibrant and convenient area of Stretford. Contact VitalSpace Estate Agents to arrange an internal inspection.







## Features

- Three bedrooms
- Mid terrace property
- Immaculate condition
- Popular location
- Gated driveway parking
- Luxury tiled bathroom
- Downstairs WC
- Spacious living room
- Low maintenance garden
- Viewing advised

## Frequently Asked Questions

How long have you owned the property for? 10 years

When was the roof last replaced? No

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

When was the property last rewired? Part re-wired during ownership

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? No

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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		63	84
EU Directive 2002/91/EC			

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