



BRADWELL AVENUE  
STRET福德

OFFERS OVER

£325,000



3 BEDROOMS



1 BATHROOM



1 RECEPTION



EPC GRADE:- D



VITALSPACE  
INDEPENDENT ESTATE AGENTS





## Bradwell Avenue, Stretford, M32 9RU

**\*\*STUNNING BREAKFAST KITCHEN\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this spacious, well presented, THREE BEDROOM semi detached property located on a popular Stretford road within close proximity of a selection of highly regarded schools, transport links, amenities and just a short distance from Salford quays and the Trafford centre. This property has been comprehensively upgraded by our clients and briefly comprises; a warm and welcoming entrance hallway, an attractive bay fronted 22ft living room with sliding doors leading out to the rear garden alongside an impressive breakfast kitchen. The kitchen itself is fitted with a host of high gloss handleless wall and base units with contrasting worksurfaces and a range of integrated appliances. To the first floor, a shaped landing provides entry into three generously sized bedroom and a modern three piece tiled bathroom with a shower over bath combination. Externally, this property is positioned on a good sized plot with ample off road parking to the front of the property provided by a Tegelar block paved driveway. To rear of the property, a West facing garden can be found which is mainly laid to lawn with fenced boundaries and a raised decked seating area, ideal for a table and chairs during those summer months. Located in vibrant and convenient area. Contact VitalSpace Estate Agents to arrange an internal inspection or for further information.

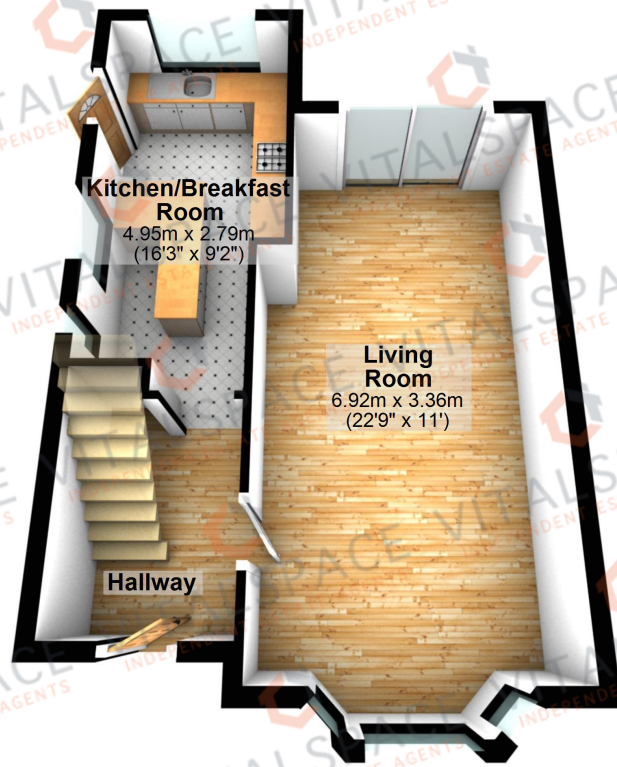








## Ground Floor



## First Floor



## Features

- Three bedrooms
- Semi detached property
- Perfect family home
- Popular location
- Impressive breakfast kitchen
- Immaculate condition
- Modern tiled bathroom
- Landscaped rear garden
- Gas central heating
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 10 years

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating - 7 years old

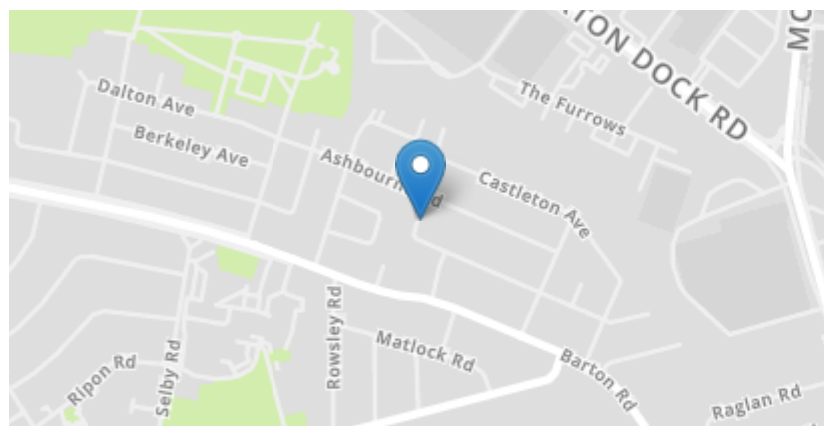
When was the property last rewired? Not during ownership

Which way does the garden face? West facing rear garden

Leasehold - 905 years remaining - £5.00 per annum ground rent

Reasons for sale of property? Upsize

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		
	56	75
England, Scotland & Wales		
EU Directive 2002/91/EC		

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