



LEYBURN AVENUE
STRETFORD

£305,000

 3 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS

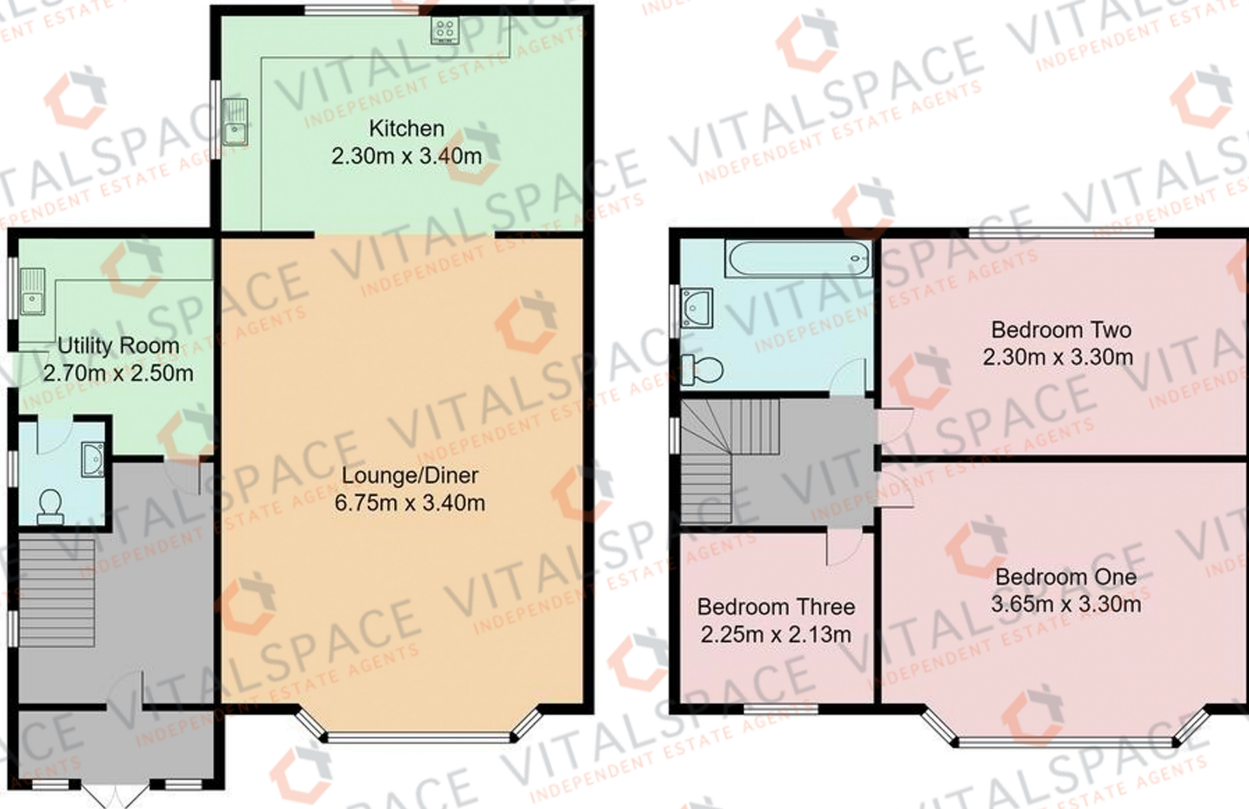


Leyburn Avenue, Stretford, M32 8DZ

****VIDEO TOUR** - **RECENTLY REFURBISHED**** - VitalSpace Estate Agents are pleased to offer for sale this stunning, refurbished THREE BEDROOM semi detached property situated on a popular Stretford road and close to good schooling and transport links. The property has recently been refurbished by our client and offers spacious, highly desirable accommodation finished to impressive standard. Offered for sale with NO ONWARD CHAIN, the well proportioned accommodation briefly comprises; entrance porch, a warm and welcoming hallway, a spacious bay fronted 19ft living/dining room which opens into a contemporary fitted kitchen. The kitchen itself comes with a host of 'Shaker' style wall and base units with roll edge worksurfaces incorporating a range of integrated appliances including a dishwasher, gas hob, oven and a stylish extractor fan. A useful utility room and WC complete the ground floor accommodation. To the first floor, a shaped landing provides entry into two double bedrooms, a single bedroom and the modern tiled four piece bathroom with a shower over bath combination. Externally to the front of the property, a gated driveway provides ample off road parking and leads down to the side of the property to a detached garage with an up and over door. To the rear there is a good size low-maintenance garden ideal for alfresco dining during those summer months. Further benefits of this updated family home include gas central heating, uPVC double glazed throughout and updated electrics. As mentioned this property is situated in the sought-after area of Stretford with it's welcoming community atmosphere, residents can enjoy the tranquillity of suburban living while having convenient access to nearby schools, parks, shops, and leisure facilities. Stretford Grammar school and Moss Park Junior School are on your doorstep, as well as Victoria Park and Stretford Civic Hall. The cafes and bars for which Stretford food hall is loved by so many are a five-minute drive away on Chester Road. Fantastic bus routes at the bottom of the road and the Stretford Metro-link station on Edge Lane gives you direct access into the city centre and Altrincham. Contact VitalSpace Estate Agents for further information or to arrange an internal







Features

- Three bedrooms
- Semi detached property
- Recently refurbished
- Quiet Stretford location
- Driveway and garage
- Utility and downstairs WC
- Modern fitted kitchen
- Luxury tiled bathroom
- Enclosed rear garden
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 2021

When was the roof last replaced? 2021

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

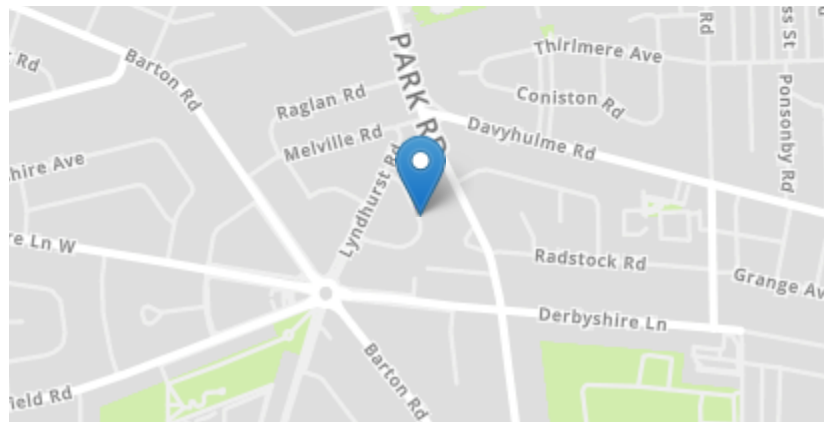
When was the property last rewired? 2021

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? 2021

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+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	70	
(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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