

BEST
ESTATE AGENT GUIDE
AWARDS 2023
OVERALL WINNER
SALES
AWARDED FOR
MARKETING | SERVICE | RESULTS



TRAFFORD GROVE
STRETFORD

OFFERS OVER

£270,000

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS

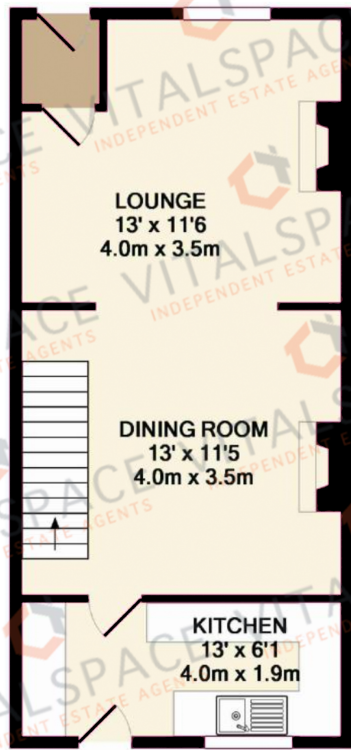


Trafford Grove, Stretford, M32 8LW

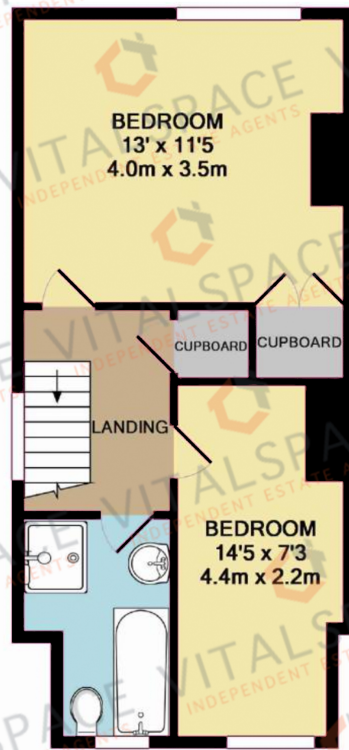
****VIDEO TOUR** - **IMMACULATE PRESENTATION** - **OPEN DAY 27-05-23**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this highly desirable, EXTENDED TWO DOUBLE BEDROOM mid terrace period property tucked away in a pedestrianised location just off Chester Road. An internal inspection will reveal a comprehensive updated and stylishly presented period home comprising of an entrance vestibule, a spacious living room which opens into a generously sized dining room with a feature cast iron period fireplace and bespoke fitted cupboard with shelving above. The dining room itself leads into a modern kitchen. The kitchen is fitted with a comprehensive range of shaker style wall and base units with contrasting granite splash back and worksurfaces. A staircase rises from the dining room up to the first floor level where a shaped landing provides entry into TWO DOUBLE BEDROOMS and a modern, tiled four piece bathroom with an attractive free standing bath and a separate shower. Externally there is a gravel, low maintenance, walled and gated front garden with a pathway leading up to the entrance door. To the rear, a private walled courtyard offers an ideal space for alfresco dining during those summer months. Ideally situated for a range of amenities, minutes walk to the Stretford Arndale Centre and within close proximity to the Metro-link tram station for commuting into the city centre and Media city. We envisage a great deal of interest in this property and therefore viewings will be by strict appointment only at the open day on the 27-05-23. For more information, or to arrange a viewing, please contact us today.







GROUND FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 351 SQ.FT.
(32.6 SQ.M.)

Features

- Two double bedrooms
- Mid period terrace
- Desirable location
- Close to Metro Link Station
- Stunning accommodation
- Classic shaker style kitchen
- Tiled four piece bathroom
- Open Day 27-05-23
- Ideal first home
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 6 years

When was the roof last replaced? Yes, during 2022

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

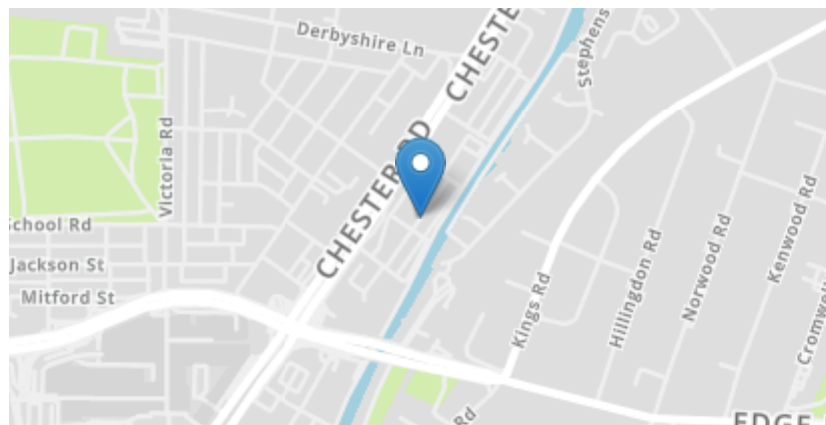
Gas central heating When was the property last rewired? Unknown, not during ownership

Which way does the garden face? West facing rear garden

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

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			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	71	
(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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