



LINCOLN AVENUE
STRETTFORD

£325,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



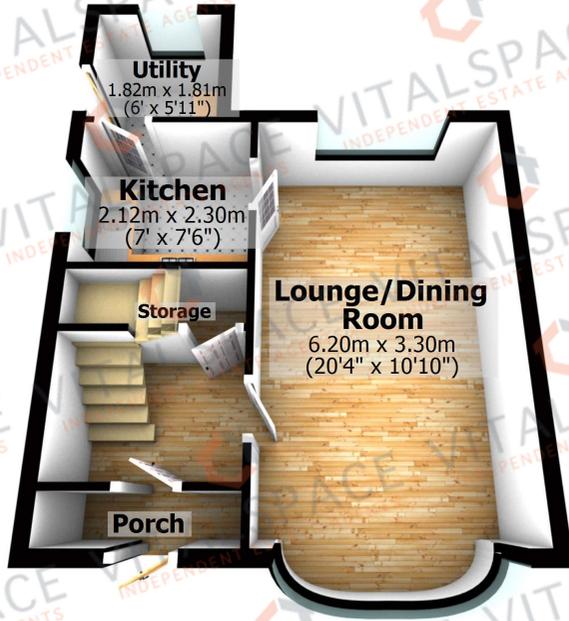
Lincoln Avenue, Stretford, M32 9TX

****NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are pleased to offer for rental 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 well maintained extended family home briefly comprises; a warm and welcoming entrance hallway, an attractive bay fronted living / dining room, a modern fitted kitchen and a useful utility room. The kitchen itself is fitted with a host of wall and base units with contrasting worksurfaces. To the first floor, a shaped landing provides entry into three generously sized bedroom and a modern two piece bathroom with a shower over bath attachment alongside a separate WC. Externally, this property is positioned on a good sized plot with ample off road parking to the front of the property provided by a paved driveway. To rear of the property, a large garden can be found which is mainly laid to lawn with fenced boundaries and a paved seating area, ideal for a table and chairs during those summer months. Further benefits of this spacious property include double glazing

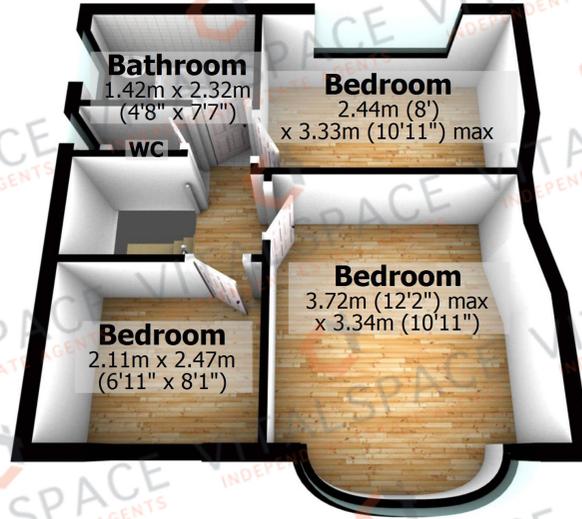




Ground Floor



First Floor



Features

- Three bedrooms
- Semi detached property
- No onward chain
- uPVC double glazing
- Large rear garden
- Scope to extend (STPP)
- Popular location
- Excellent family home
- Air source heat pump
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? Since 2002

When was the roof last replaced? Pre ownership

How old is the boiler and when was it last inspected?
Newly installed air source heat pump

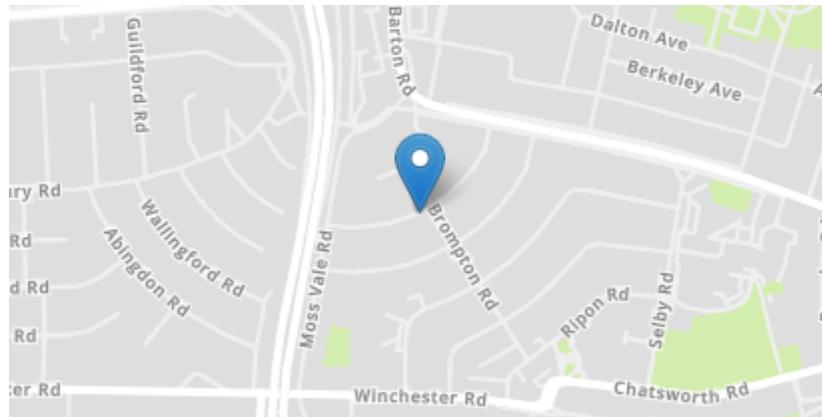
Tenure: Leasehold

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built?
Small utility extension pre purchase

Reasons for sale of property? Sale of buy to let

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	81
England, Scotland & Wales		EU Directive 2002/91/EC	

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