



EDGE LANE
STRETFORD

£145,000



2 BEDROOMS



1 BATHROOM



1 RECEPTION



EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS

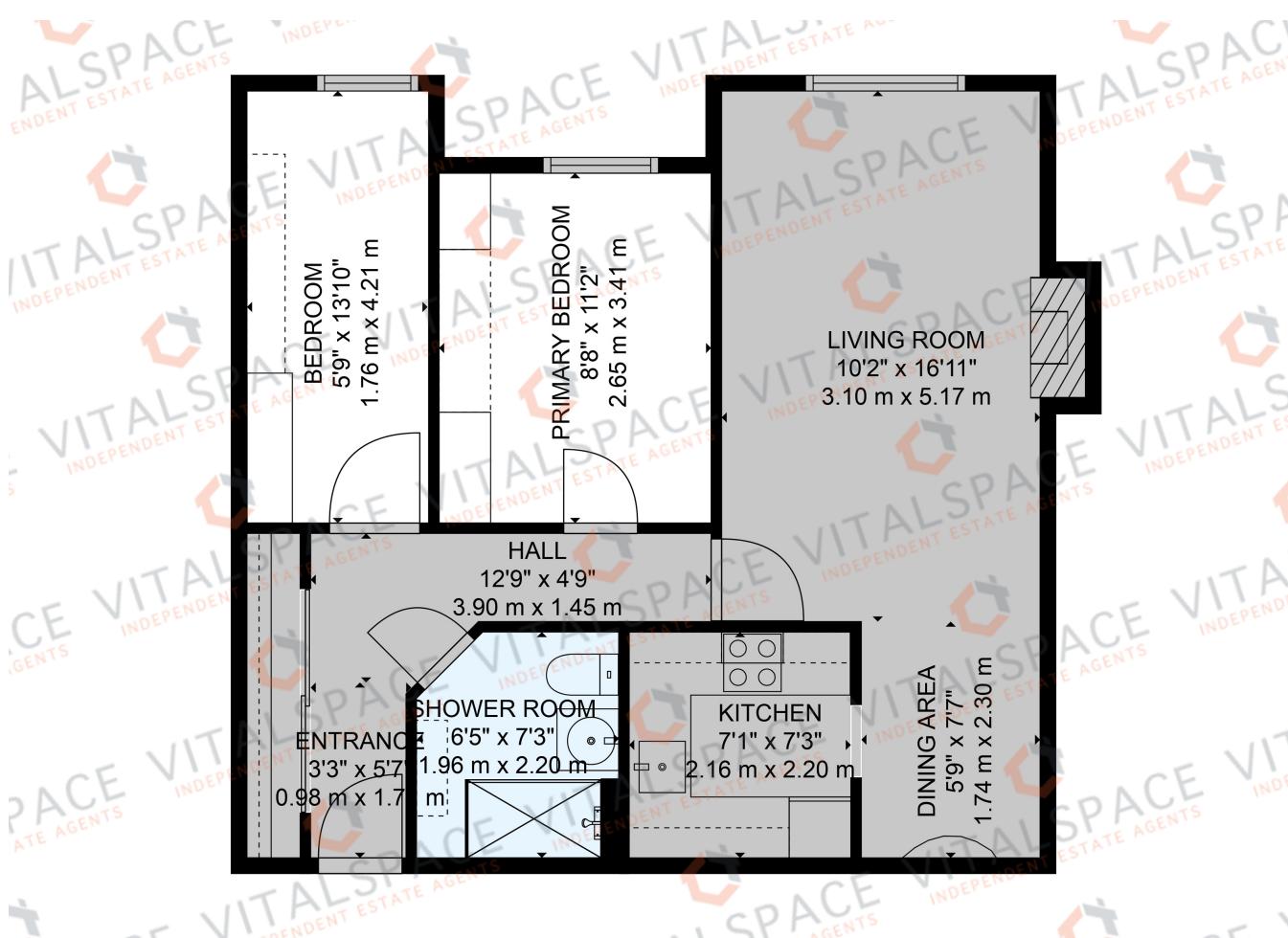


Edge Lane, Stretford, M32 8PX

NO ONWARD CHAIN - VITALSPACE ESTATE AGENTS are delighted to bring to market this beautifully presented TWO DOUBLE BEDROOM apartment, located in a modern, purpose built development on Edge Lane in Stretford, directly opposite the lush open spaces of Longford Park. Exclusively for over 55s residents, this spacious apartment is offered with no onward chain and enjoys a frontal outlook towards Longford Park, providing a peaceful and light filled living environment. Perfect for those looking to downsize without compromising on location, the property is ideally situated within walking distance of both Stretford and Chorlton town centres, offering excellent access to local amenities, bus routes, and the Metro-link for easy commuting. Internally, the well planned accommodation comprises: a secure communal entrance and private hallway, two generously sized double bedrooms with fitted furniture, a spacious living/dining room flowing through to a modern fitted breakfast kitchen alongside a contemporary three piece shower room. Additional features include: double glazing throughout, electric heating, lift access to all floors, 24 hour emergency care line system, access to a communal residents' lounge/kitchen and an on-site house manager for added peace of mind. It is also worth noting that there is a guest suite for visitors to use which is available to all the residence and bookable via the on site manager. Externally, the development is surrounded by mature lawned gardens on three sides, creating a tranquil setting, with off road parking available for both residents and visitors. This is a rare opportunity to secure a bright, low maintenance home in a well connected and sought-after area. Contact VitalSpace Estate Agents today to arrange your viewing.







VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Features

- Two double bedrooms
- Second floor position
- No onward chain
- Residents Lounge
- Communal Laundry Facilities
- On-site Manager
- Lift To All Floors
- Excellent condition
- Viewing recommended
- Over 60's development

Frequently Asked Questions

How long have you owned the property for? 10 years

How old is the boiler and when was it last inspected?
Economy seven heating

Reasons for sale of property? Deceased parents property

Tenure: Leasehold - 91 years remaining on the lease

Service Charge - £3677.52 per annum

Ground Rent - £125.00 per annum

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.

