

DERBYSHIRE AVENUE STRETFORD

£300,000



3 BEDROOMS



1 BATHROOM



1 RECEPTION



EPC GRADE:- C









Derbyshire Avenue, Stretford, M32 9LR

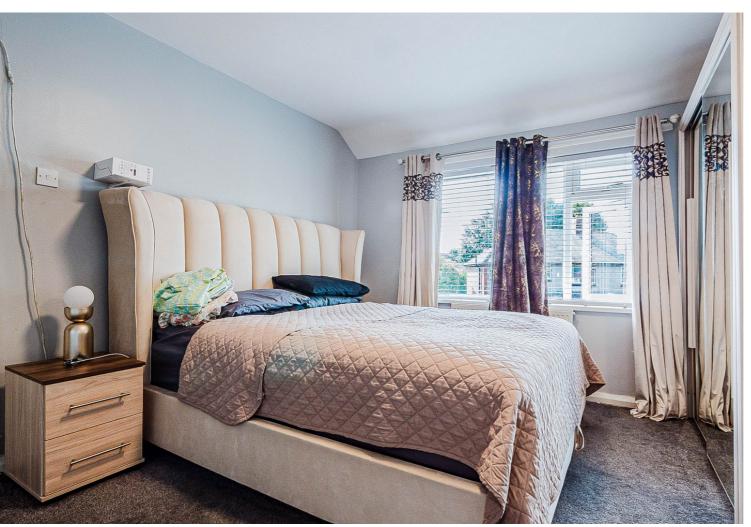
VIDEO TOUR - VITALSPACE ESTATE AGENTS are delighted to offer for sale this well presented THREE BEDROOM SEMI-DETACHED property, ideally situated within walking distance of Humphrey Park train station, excellent schools and a host of local amenities. Internally, the property boasts a welcoming entrance hallway, a bright and airy 16ft living room and a superb 14ft dining kitchen, perfect for family dining and entertaining. To the first floor, there are three generously sized bedrooms, alongside a contemporary fitted bathroom and a convenient separate WC. Externally, this property continues to impress. To the front, a driveway provides off road parking for multiple vehicles, while to the rear, a spacious, enclosed garden offers the perfect setting for outdoor entertaining, children's play or simply relaxing in the sunshine. Further benefits include gas central heating, uPVC double glazing and a desirable position close to a range of transport links. This property would make an ideal family home and is expected to attract significant interest. Early viewing is essential, please contact VitalSpace today to arrange your appointment.

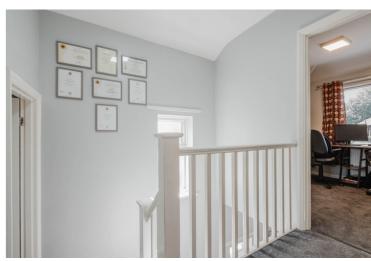




















KITCHEN 6'6" x 6'4" 1.97 m x 1.93 m 8'2" x 7'10" **DINING AREA** 2.50 m x 2.38 m BEDROOM 7'4" x 9'4" 9'4" x 9'7" 2.23 m x 2.83 m 2.86 m x 2.92 m LANDÎNG 4'5" x 6'5" × .35 m x 1.95 m LIVING ROOM PRIMARY BEDROOM 12'2" x 15'1" 10'9" x 13'3" 3.72 m x 4.59 m **BEDROOM** 3.27 m x 4.05 m HALL 7'6" x 9'10" 6'0" x 13'7" 2.28 m x 2.98 m 1.83 m x 4.13 m **GROUND FLOOR**

Matlock Rd

Barton Rd

Conistor

Ragian Rd

Derbyshire Ave

Derbyshire Ln W

Radsto

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

England, Scotland & Wales

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

- Three bedrooms
 - Semi detached property
- 16ft dining kitchen
- · Gated driveway parking
- Gas central heating
- uPVC double glazing
- Conveniently located
- Enclosed rear garden
- Ideal family home
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 4 years

When was the roof last replaced? Not during ownership

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

When was the property last rewired? No

Which way does the garden face? East facing rear garden

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

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.



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