



STYAL AVENUE  
STRETFORD

OFFERS OVER

£260,000

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 BAND B



VITALSPACE  
INDEPENDENT ESTATE AGENTS





# Styal Avenue, Stretford, M32 9SJ

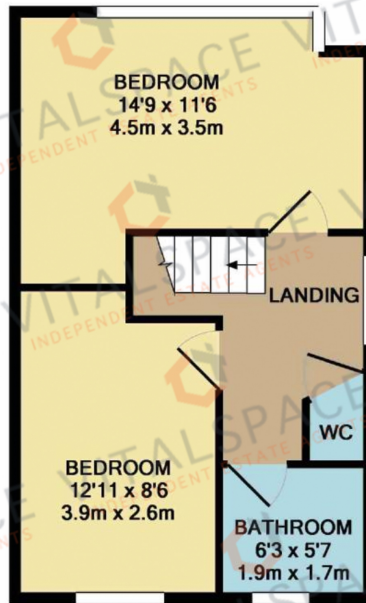
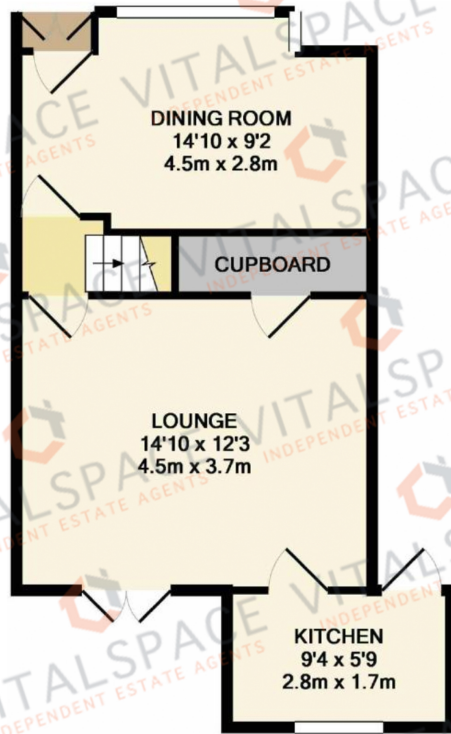
**\*\*EXCELLENT CONDITION\*\* - \*\*VIDEO TOUR\*\* - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this deceptively spacious, extended **TWO DOUBLE BEDROOM** semi detached property situated in a quiet location within Stretford. This property benefits from gas central heating and uPVC double glazing and briefly comprises; a warm and welcoming entrance hallway, a bay fronted dining room, a good sized living/dining room with double doors opening out into the rear garden and a modern fitted extended kitchen complete with a host of wall and base units with rolled edge laminate worksurfaces and attractive splash back tiling. To the first floor there are **TWO DOUBLE BEDROOMS** and a modern two piece bathroom with a shower over bath combination alongside a separate WC. The master bedroom is particularly impressive in size and boasting ample space for all required bedroom furniture. Externally, to the front of the property, a large driveway provides excellent off road parking facilities. To the rear, a secluded low maintenance garden provides an ideal space for alfresco dining during those summer months with a large patio area and a shaped lawned garden. This property is situated on a quiet Stretford road, close to Lostock Park, a selection of highly regarded schools, transport links, amenities and just a short distance from Salford quays and the Trafford centre. An internal inspection comes highly recommended.











1ST FLOOR  
APPROX. FLOOR  
AREA 356 SQ.FT.  
(33.1 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 404 SQ.FT.  
(37.6 SQ.M.)

## Features

- Two double bedrooms
- Semi detached property
- Immaculate condition
- Two reception rooms
- Ideal first purchase
- uPVC double glazing
- Driveway parking
- Fantastic location
- Viewing advised
- No onward chain

## Frequently Asked Questions

How long have you owned the property for? 5 years

When was the roof last replaced? Unknown

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

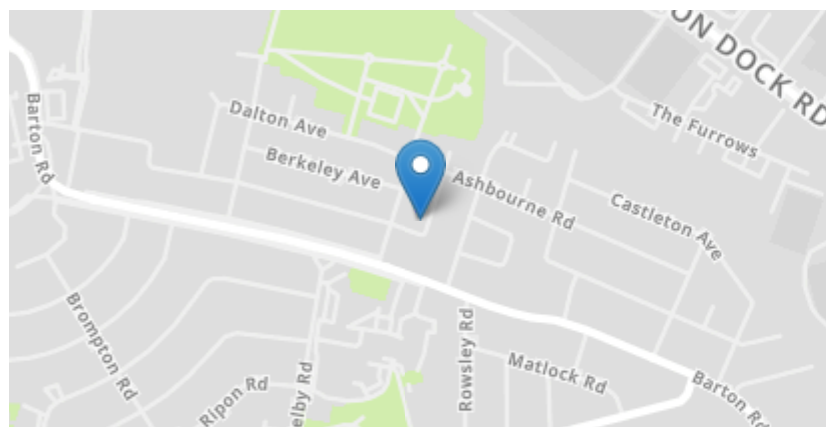
When was the property last rewired? Unknown

Which way does the garden face? South East facing rear garden

Are there any extensions and if so when were they built? Kitchen - pre purchase

Tenure: Leasehold - £5.00 per annum / 999 year lease for date of build

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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