



ABBEY CLOSE  
STRETFORD

OFFERS OVER

£315,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- D



VITALSPACE  
INDEPENDENT ESTATE AGENTS

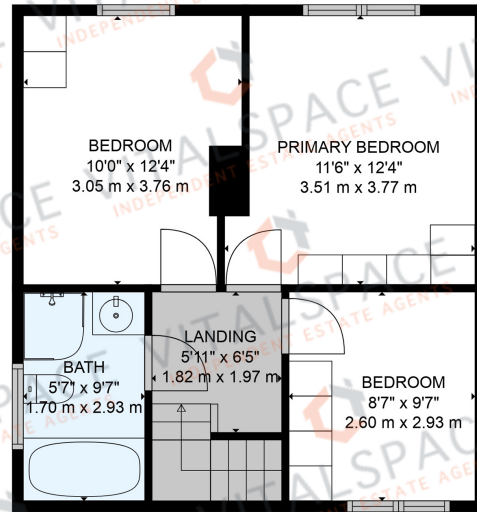
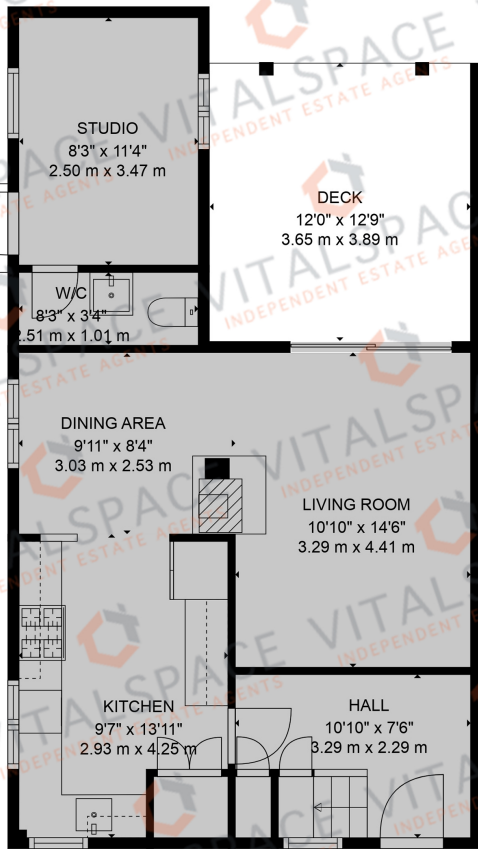


# Abbey Close, Stretford, M32 9PX

**\*\*VIDEO TOUR\*\* - \*\*SPACIOUS UPDATED FAMILY HOME\*\* - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this tastefully appointed, significantly enhanced **THREE BEDROOM** extended semi detached family home situated on a quiet Stretford cul-de-sac. Updated in recent years by our clients to provide reconfigured accommodation presented to a high standard, in brief the impressive home comprises of a warm and welcoming entrance hallway, a generously sized kitchen complete with a host of wall and base units with contrasting worksurfaces including a Belfast sink, oven and hob. The kitchen itself leads into a well proportioned dining room with a feature double sided wood burning stoves and ample space for a table and chairs if required. Accessed via the dining room, the living room form the hub of this family home with sliding doors leading onto a timber decked patio. On the first floor, a shaped landing provided entry into three well proportioned bedrooms and a contemporary four piece bathroom with a separate shower cubicle, bath and underfloor electric heating. The useful loft space has also been partially boarded for additional storage. Externally the gardens must be seen! To the front there is a paved driveway providing ample off road parking whilst to the rear, an enclosed West facing lawned garden can be found with a raised decked patio seating area. A further benefit of this attractive home is a home studio/office accessed via the rear garden with power lighting and a separate WC with a hand wash basin. This property is located on the Urmston/Stretford border within close proximity of several highly regarded schools, major transport links and easy reach of the Trafford centre, Salford quays, Media city and Manchester city centre. For further information, contact VitalSpace Estate Agents.







## Features

- Three bedrooms
- Semi detached property
- Impressively updated
- Gas central heating
- Useful home office / studio
- Contemporary bathroom
- Convenient location
- Quiet cul de sac
- Urmston / Stretford border
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 10 years

When was the roof last replaced? Yes, 2011

How old is the boiler and when was it last inspected? Gas central Heating - serviced 26/5/2023 + Wood burn stove 8KW

When was the property last rewired? Unknown

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? Move back to Poland

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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		66	82
England, Scotland & Wales		EU Directive 2002/91/EC	

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