



LARNE AVENUE
STRETFORD

£500,000

 3 BEDROOMS

 1 BATHROOM

 4 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



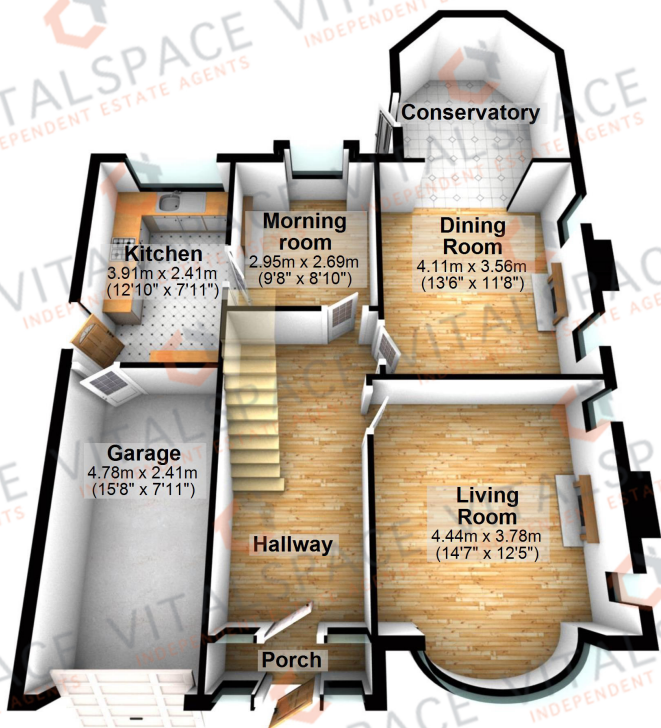
Larne Avenue, Stretford, M32 8DT

****HIGHLY DESIRABLE CUL-DE-SAC** - VITALSPACE ESTATE AGENTS** are pleased to offer to the sales market this fantastic opportunity to purchase a spacious **THREE BEDROOM** detached family residence positioned within a generously sized garden plot on one of Stretford's most sought after cul-de-sac's. In brief the tastefully presented property comprises; porch, a warm and welcoming entrance hallway, a good sized bay fronted dining room, a well proportioned living room which opens through into conservatory, morning room, fitted kitchen and integral garage. Stairs rise to the first floor level onto a large shaped landing which provides entry into three well proportioned bedrooms and four piece family bathroom. Externally, to the front of the property, a lawned garden with a large paved driveway leading down the side. To the rear, a larger than average lawn garden with patio and well stocked borders. The property also benefits from UPVC double glazing with gas central heating throughout. Located on a highly popular residential road positioned off Derbyshire Lane in Stretford. Victoria Park can be found within walking distance, Stretford Grammar school and Moss Park Junior School are close by. as well as Stretford Civic Hall.





Ground Floor



First Floor



Features

- Three bedrooms
- Detached family home
- Quiet cul-de-sac
- Four reception rooms
- Large private garden
- Driveway and integral garage
- Gas central heating
- uPVC double glazing
- Close to popular schooling
- Private enclosed rear garden

Frequently Asked Questions

How long have you owned the property for? 6 years - In family for 20 years +

When was the roof last replaced? Kitchen roof replaced approx 8 years ago

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

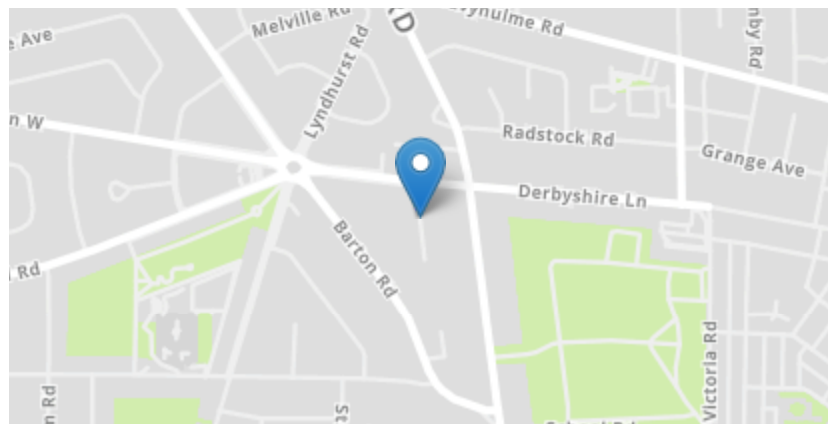
When was the property last rewired? Unknown

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

Are there any extensions and if so when were they built? Conservatory - approx 25 years ago

Reasons for sale of property? Downsize

If you would like to submit an offer on this property, please



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		71
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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