



AUDLEY AVENUE  
STRETFORD

£250,000



2 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Audley Avenue, Stretford, M32 9TQ

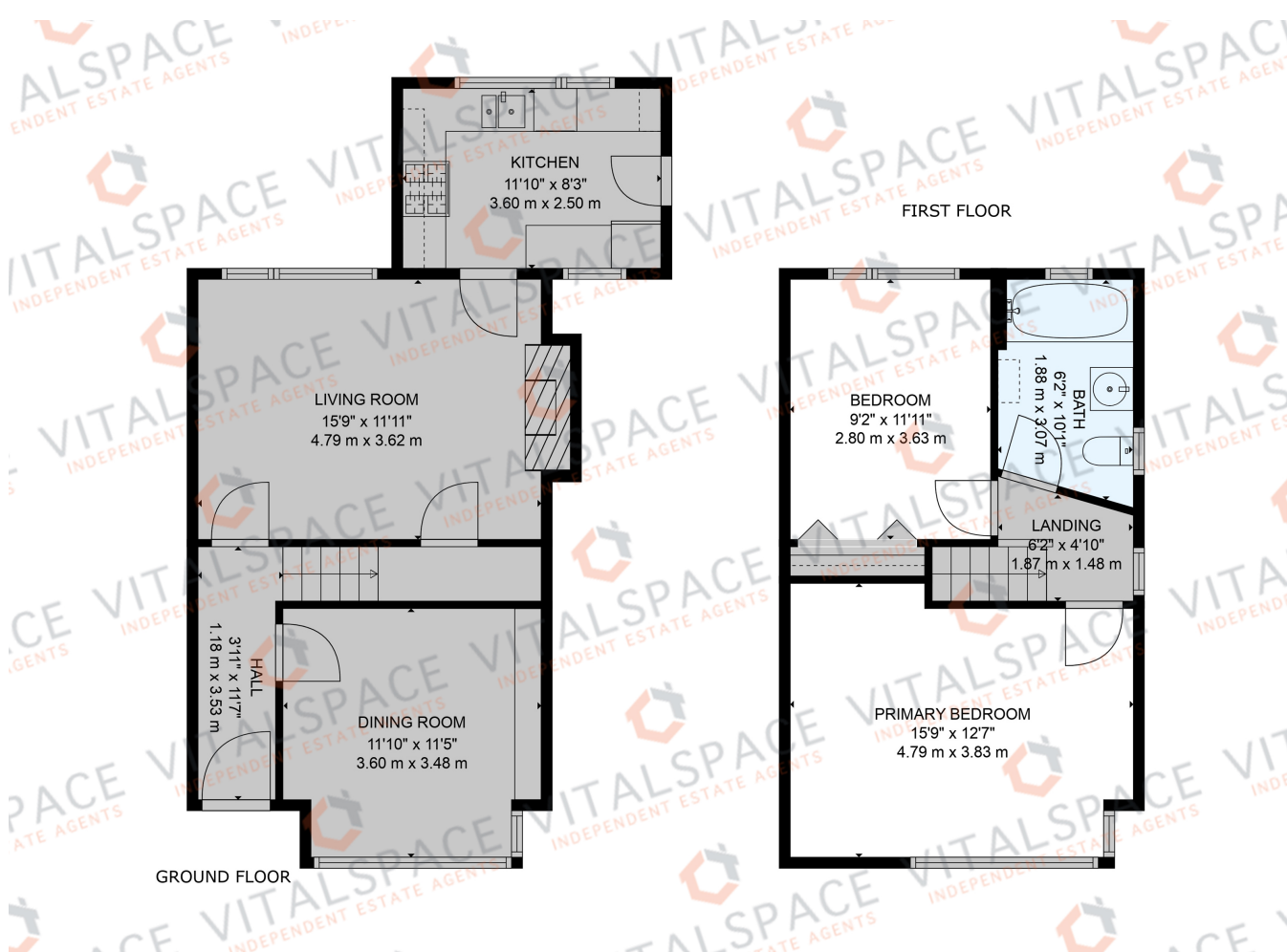
**\*\*EXCELLENT FIRST HOME\*\* - \*\*NO ONWARD CHAIN\*\* -**  
VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented and tastefully presented TWO DOUBLE BEDROOM semi detached property located within the popular Lostock area of Stretford. In brief the highly desirable accommodation comprises; entrance hallway, bay fronted sitting room, a 14ft spacious living room which opens into an extended fitted kitchen. The kitchen itself comes complete with a comprehensive range of wall and base units with contrasting work surfaces. To the first floor there are two bedrooms and a contemporary three piece bathroom suite. This property is warmed by gas central heating and is fully uPVC double glazed. Externally to the front of the property there is ample off road parking for multiple vehicles whilst to the rear, a private SOUTH FACING beautifully maintained garden can be found, laid to lawn section and well stocked, established borders. This property is positioned within walking distance local amenities, motorway links, several parks nearby including Moss Park and Victoria Park. Stretford Grammar School and Moss Park infant School are also on your doorstep. Stretford Civic Hall with cafes and bars for which Stretford food hall is loved by so many are a five-minute drive away on Chester Road. Fantastic bus routes and the Stretford Metro-link station on Edge Lane gives you direct access into the city centre and Altrincham. Contact VitalSpace Estate Agents for further information to arrange an internal inspection.











## Features

- Two double bedrooms
- Semi detached property
- Gas central heating
- uPVC double glazing
- Extended accommodation
- Popular location
- Enclosed rear garden
- Excellent first home
- Two reception rooms
- No onward chain

## Frequently Asked Questions

How long have you owned the property for? 5 years

When was the roof last replaced? Not during ownership

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

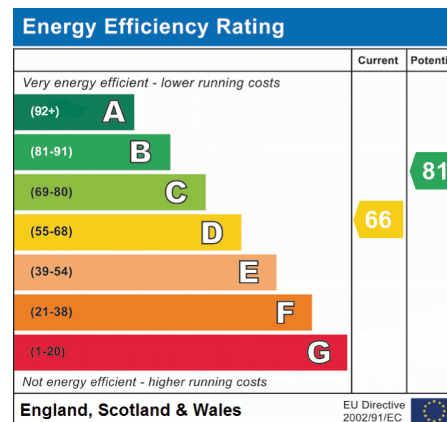
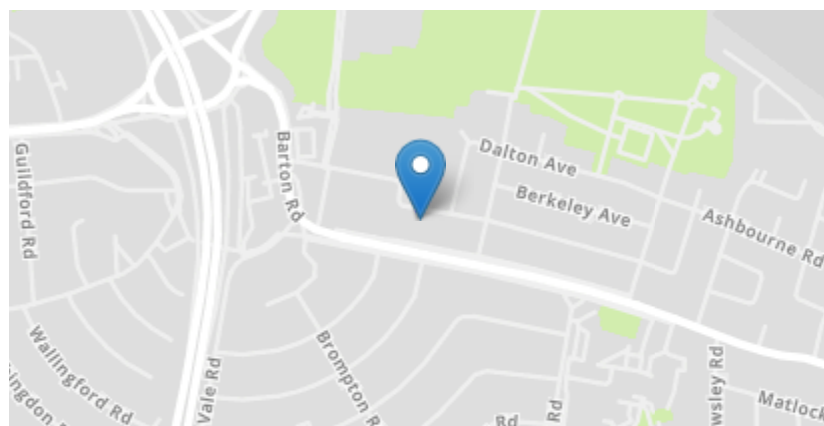
When was the property last rewired? No

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Not during ownership

Reasons for sale of property? Relocate

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.



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.