



BEST
ESTATE AGENT GUIDE
AWARDS 2023
OVERALL WINNER
SALES
AWARDED FOR
MARKETING | SERVICE | RESULTS

BARTON ROAD
STRETFORD

£395,000

 4 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Barton Road, Stretford, M32 9FA

****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented **FOUR BEDROOM** mid period terrace home located in a sought after area, ideal for local amenities, local schooling and with excellent transport links to and from the City Centre, Media City and Salford Quays. Arranged over four floors, in brief this property comprises of an entrance hallway, a bay fronted living room with a feature log burning fire, a good sized sitting room and an impressive 24ft dining kitchen with uPVC double glazed doors leading out to the rear of the property. The kitchen itself is fitted with a host of wall and base units, splash back tiling and space for a large dining table and chairs if required. To the first floor level, a shaped landing provides entry into three spacious bedrooms and a three piece family bathroom with a shower over bath combination. Stairs rise from the first floor landing to the second floor where an impressively sized fourth bedroom can be found. Further benefits of this desirable family home include uPVC double glazing and a gas fired combination boiler. It is also worth noting that useful dry storage can be found in both the cellar and a boarded loft space. Externally, a block paved driveway provides off road parking to the front. To the rear, a gated patio area is a perfect space for alfresco dining and leads into a West facing lawned garden. As mentioned, this property is nestled in a popular area of Stretford, a delightful residential setting for families. The area enjoys a tranquil atmosphere while being conveniently located near local amenities. Residents can take advantage of nearby schools, parks, and leisure facilities, ensuring a vibrant community spirit. Excellent transport links provide easy access to Manchester city centre and other neighbouring areas, making it an ideal location for commuters. Experience a harmonious blend of suburban living and urban convenience in this sought-after area of Stretford. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







Features

- Four bedrooms
- Mid period terrace
- Perfect family home
- Driveway and gardens
- Close to amenities
- 24ft dining kitchen
- uPVC double glazing
- Viewing essential
- Arranged over four floors
- Cellar and loft space

Frequently Asked Questions

How long have you owned the property for? 20 years

When was the roof last replaced? In 2012

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

When was the property last rewired? Yes, in 2012

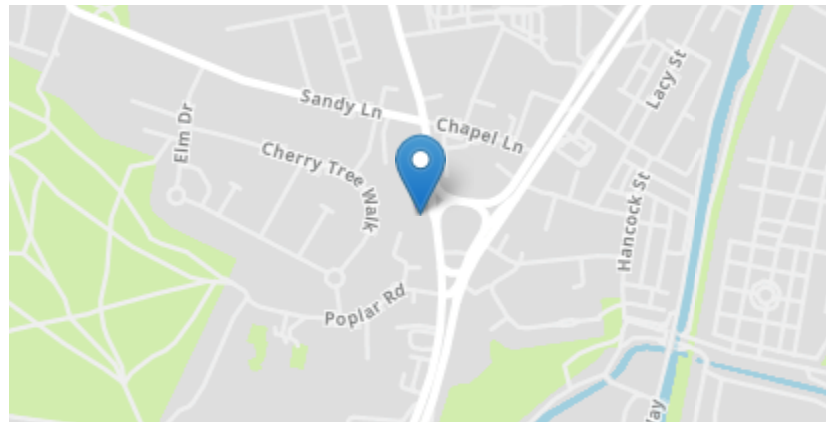
Which way does the garden face? West facing rear garden

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

Reasons for sale of property? 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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