



MARLAND WAY
STRETFORD

OFFERS OVER

£270,000



2 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- TBC



VITALSPACE
INDEPENDENT ESTATE AGENTS

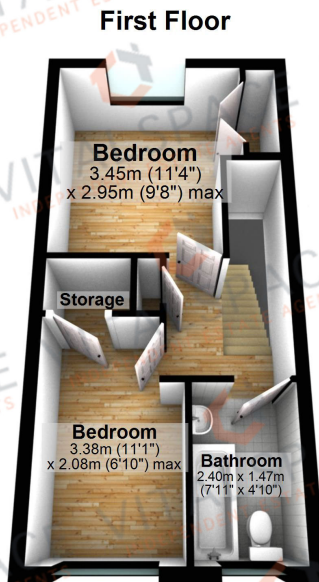


Marland Way, Stretford, M32 0NP

****VIDEO TOUR**** - Tucked away within a peaceful Stretford Marina setting, this modern property is ideally situated for local amenities, a range of highly regarded schools and major transport links. This deceptively spacious **TWO DOUBLE BEDROOM** end terrace offers the perfect balance of modern comfort and everyday convenience. Step inside this desirable home where a welcoming entrance hallway leads to a bright, well proportioned living room alongside a stylish fitted kitchen. Double doors open from the living room into a uPVC conservatory, an ideal spot for dining, relaxing, or entertaining, which flows seamlessly onto the private rear garden. Upstairs, two generously sized bedrooms both feature built-in storage, while the contemporary bathroom comes complete with a sleek three piece suite. Comfort is assured with gas central heating and double glazing throughout. Externally, this property is set within landscaped, pedestrian friendly surroundings boasting two allocated parking spaces with additional visitor parking. To the rear of the property, a paved patio area creates a perfect space for alfresco dining and leads onto a shaped lawned garden with timber fenced boundaries. Whether you're commuting, shopping, or simply enjoying your surroundings, you'll find excellent transport links on your doorstep, with easy access by train, tram, bus, or motorway to Manchester City Centre and the Trafford Centre. Inside, the home has been designed with practical living in mind. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







Features

- Two double bedrooms
- End terrace property
- uPVC conservatory
- Modern fitted kitchen
- Allocated car parking
- Popular Marina location
- Gas central heating
- uPVC double glazing
- Private rear garden
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 4 years

When was the roof last replaced? No

How old is the boiler and when was it last inspected? Vaillant ecoTEC Combi - serviced Feb 2023

When was the property last rewired? No

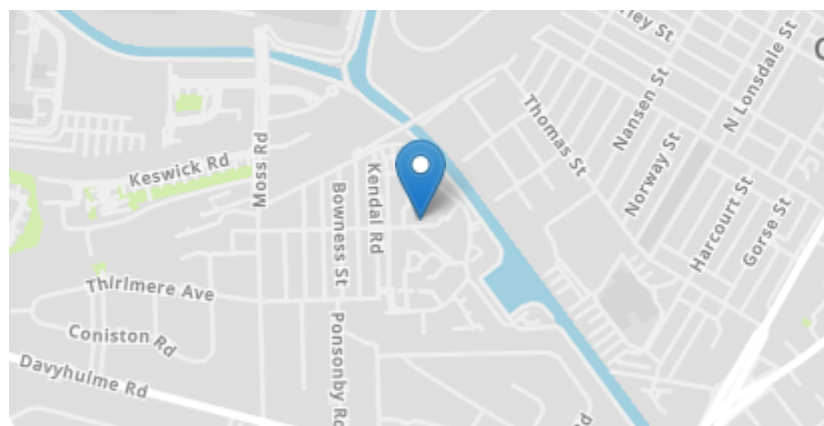
Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built?
Conservatory 2009

Please note - a payment of £288.08 is payable annually for the upkeep of the communal grounds

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.