



YARDLEY CLOSE STRETFORD

OFFERS OVER

£150,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



VITALSPACE

INDEPENDENT ESTATE AGENTS

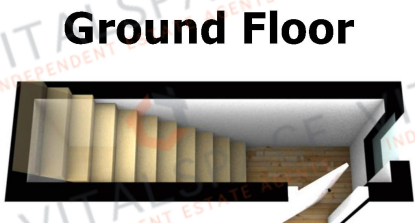
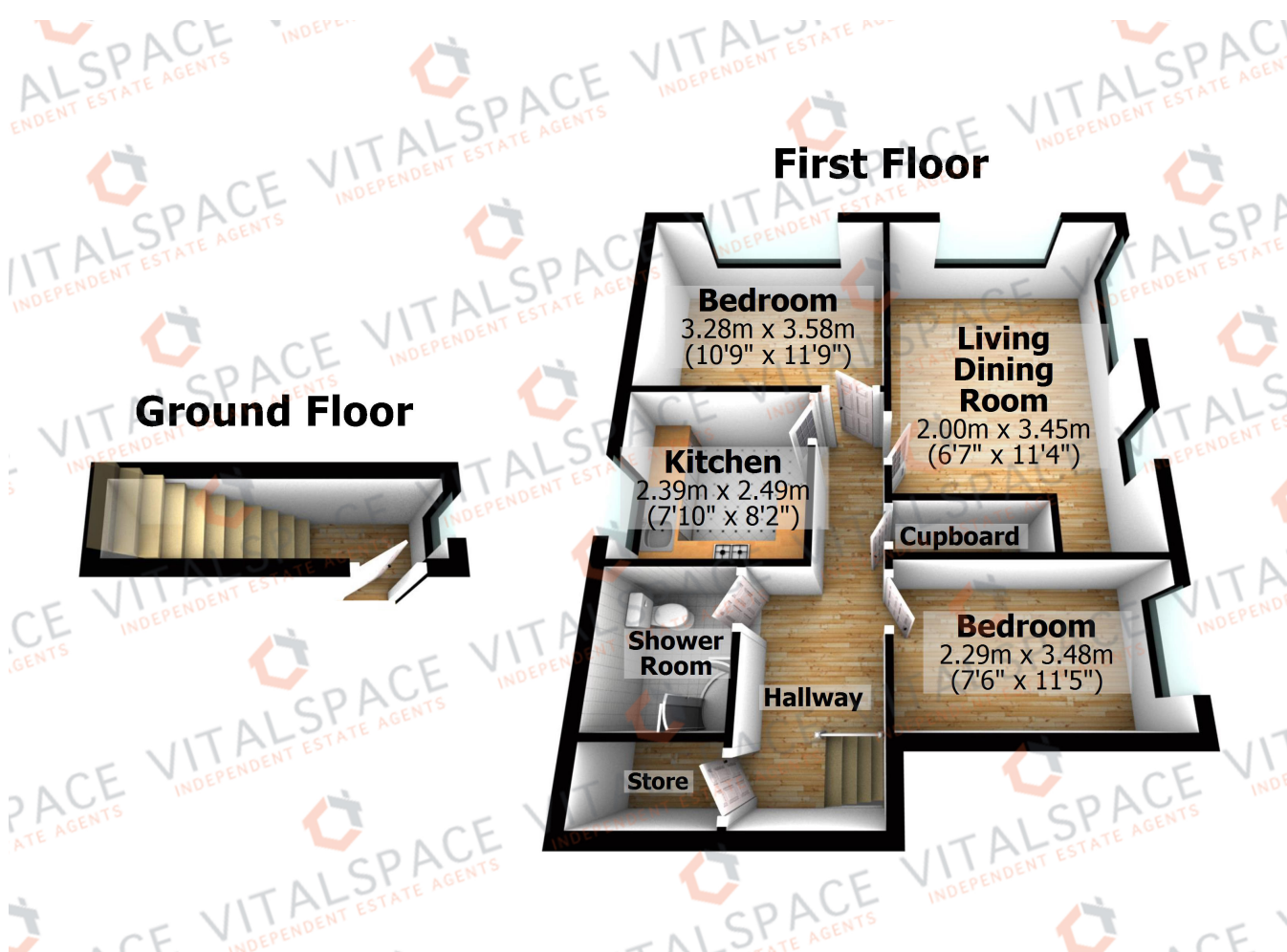


Yardley Close, Stretford, M32 9DR

****NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this spacious TWO BEDROOM first floor apartment located in a desirable area of Stretford. In brief this spacious apartment briefly comprises; a private entrance hallway with stairs rising up to the first floor where a spacious living dining room can be found alongside two double bedrooms, a modern kitchen and a tiled three piece shower room. Other features include gas central heating and uPVC double glazing. Externally, there is a lawned garden which provides a lovely area, ideal for enjoying those summer months. This apartment is offered for sale with no onward chain and an internal inspection comes highly recommend. Ideal buy to let investment or first time purchase. Offering easy access to local schooling, amenities and excellent transport links to and from the City Centre, Media City, Salford Quays and Chorlton. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







Features

- Two double bedrooms
- First floor apartment
- No onward chain
- Popular residential area
- Shared driveway
- Gas central heating
- uPVC double glazing
- Ideal first purchase
- Low service charges
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 7 years

When was the roof last replaced? Unknown

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

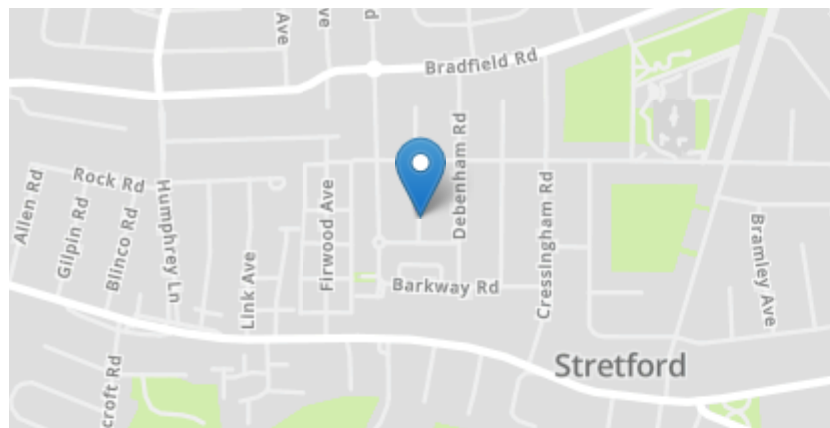
When was the property last rewired? Unknown

Tenure: Leasehold - 105 years remaining (from 2024)

Service Charge - £45.00 per month

Reasons for sale of property? Upsized

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		73
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



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