



SKELTON ROAD  
STRET福德

£240,000

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Skelton Road, Stretford, M32 0DX

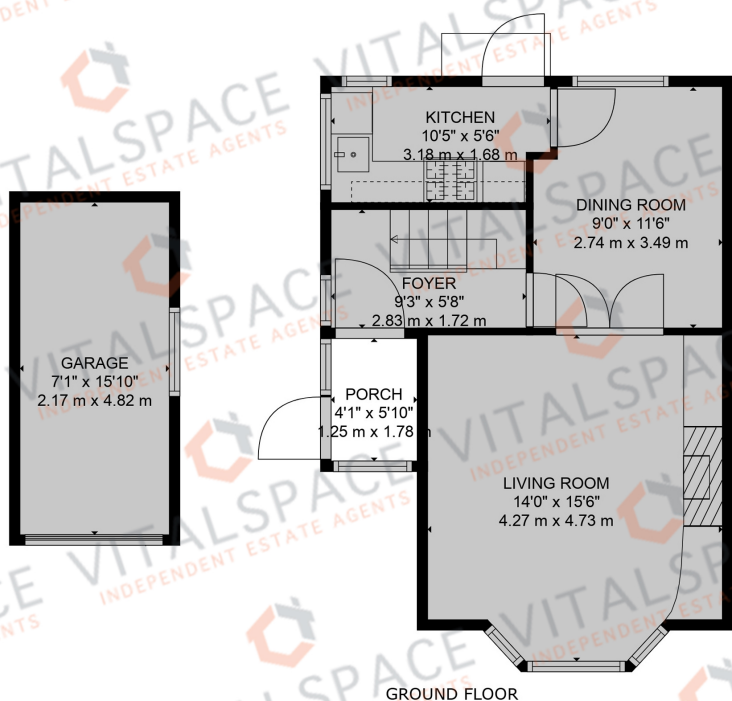
**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this charming TWO DOUBLE BEDROOM semi detached property offering a blend of style and practicality, perfect for comfortable family living. Positioned on a quiet Stretford cul-de-sac, on the ground floor, this property features an entrance porch with access into a warm and welcoming entrance hallway alongside a spacious living room with a large bay window, ideal for relaxing and entertaining. Double doors open into a generously sized dining room alongside a fitted kitchen complete with a host of wall and base units with contrasting worksurfaces. Stairs rise to the first floor level which boasts two large, airy double bedrooms and a stylishly appointed tiled wet room. Externally, this property is approached via a gated, paved driveway alongside a shaped lawned garden. To the rear, a west facing, timber fenced garden and paved patio area provide a perfect space for alfresco dining during those summer months. Perfectly positioned in a much sought after location not far from Manchester City Centre, on a good public transport network taking you to surrounding areas such as The Trafford Centre, Salford Quays and Media City. Located within the catchment area for highly regarded local schools and just a short walk to Stretford town centre, local parks and Stretford Metro-link. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.



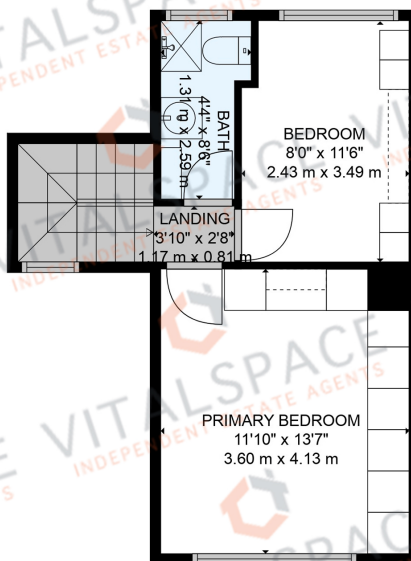








GROUND FLOOR



FIRST FLOOR

## Features

- Two double bedrooms
- Semi detached property
- Quiet Stretford cul-de-sac
- No onward chain
- Driveway and garage
- Two reception rooms
- Gas central heating
- uPVC double glazing
- Ideal first home
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Owned in the family for over 60 years

When was the roof last replaced? Not during ownership

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

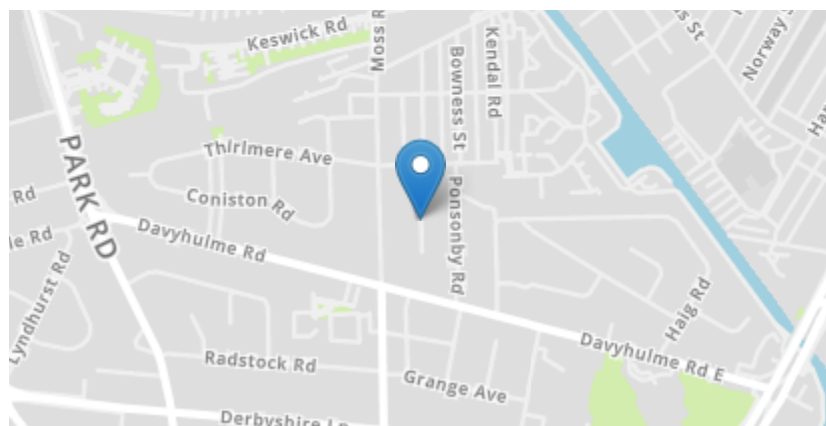
When was the property last rewired? Not known

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? Kitchen extension - date unknown

Reasons for sale of property? Death of owner - probate obtained

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



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         | 85        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 70        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

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