



ELM DRIVE
STRET福德

£575,000

 3 BEDROOMS

 3 BATHROOMS

 1 RECEPTION

 EPC GRADE- B



VITALSPACE
INDEPENDENT ESTATE AGENTS

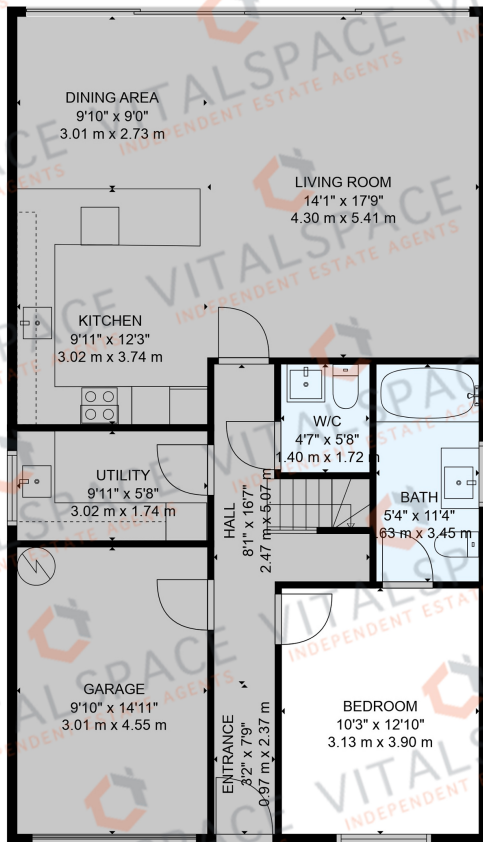


Elm Drive, Stretford, M32 9AR

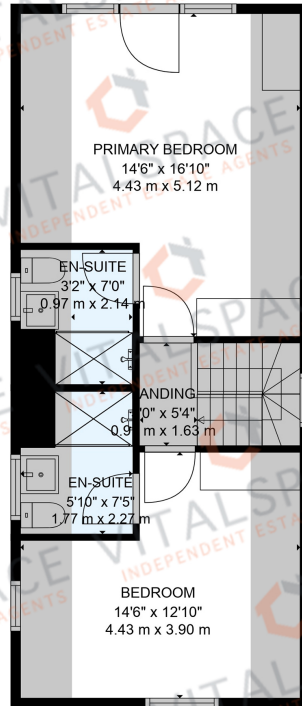
****VIDEO TOUR** - **NO ONWARD CHAIN** - **CONTEMPORARY FAMILY HOME ON A QUIET STRETFORD CUL-DE-SAC**** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this stunning detached executive family home nestled on a quiet cul-de-sac just off Sandy Lane in Stretford. This property is designed to the highest specification and complimented further by a stunning open plan kitchen and an impressive master bedroom and en-suite bathroom. The opulent living accommodation finished to an uncompromising specification and is one of three recently built properties built on the site of a former Ambulance Station. The tastefully presented accommodation is arranged over TWO FLOORS with expansive accommodation extending to approximately 124 Sqm / 1335 Sqft including THREE DOUBLE BEDROOMS and an integral 14ft garage. Built in 2022 / 2023 by Horticon Ltd this detached home is finished to an exceptionally high standard, with high quality fixtures and fittings, underfloor heating throughout the ground floor, 'Neff' kitchen appliances and Quartz kitchen worksurfaces. In further detail the accommodation comprises; a warm and welcoming entrance hallway, a generously sized ground floor double bedroom and three piece tiled bathroom, a breathtaking open plan dining/kitchen/living with a large breakfast bar and bi-folding doors leading out into the rear garden featuring secured fencing and mature trees that enhance privacy and charm. A useful utility room with access into an integral garage completes the ground floor accommodation. Stairs rise to a shaped first floor landing where two spacious bedrooms can be found, both serviced by luxury tiled en-suite shower rooms. The master bedroom can be found to the rear of the property enhanced by bi-folding doors amplifying the sense of openness with lush woodland views. Externally, this property is approached via a Tarmac driveway up to an integral garage with a stable style door and EV charging point. To the rear, a sunny SOUTH FACING and elevated tiled patio area creates a perfect space for alfresco dining during those summer months leading down onto a shaped lawned garden with timber fenced boundaries. Every detail of this home has been thoughtfully designed to blend seamlessly with its serene surroundings. Further benefits of this desirable home include hardwired CAT 5, Air-conditioning and the remainder of a 10 year builders warranty. Conveniently positioned for both Stretford Grammar and Moss Park Junior School as well as Victoria Park and Stretford Civic Hall, and the 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 at the bottom of the road and the Stretford Metro-link station on Edge Lane gives you direct access into the city centre. Early viewing is highly recommended to appreciate this family home.







GROUND FLOOR



FIRST FLOOR

Features

- Three double bedrooms
- Detached family home
- No onward chain
- Quiet cul-de-sac position
- Open plan dining kitchen
- Utility room & downstairs WC
- Impressive open plan kitchen
- Driveway and integral garage
- 124 Sqm / 1335 Sqft
- Built in 2022 / 2023

Frequently Asked Questions

How long have you owned the property for? Since new - 2022 / 2023

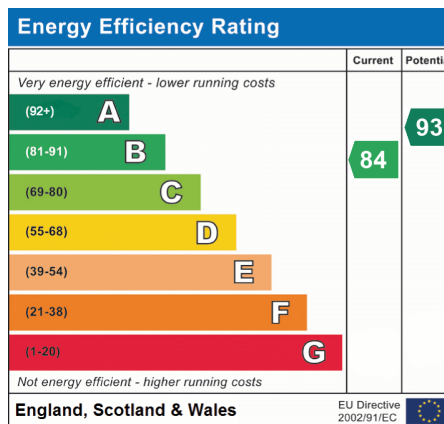
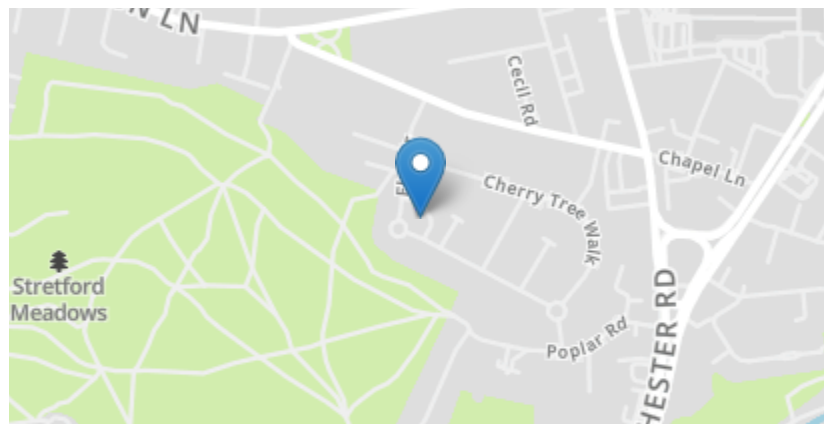
Air-conditioning to open plan kitchen / Pressurised central heating system

When was the property last rewired? When built 2022 / 2023

Which way does the garden face? South facing rear garden

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



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