



SKELTON ROAD  
STRETFORD

£350,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



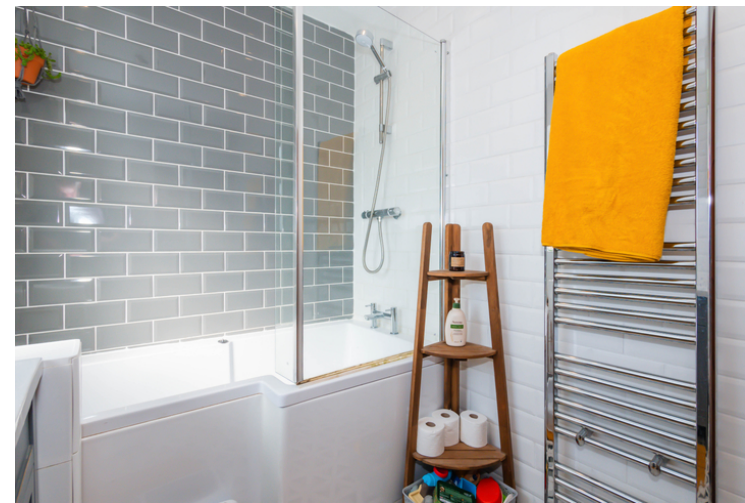


# Skelton Road, Stretford, M32 0DX

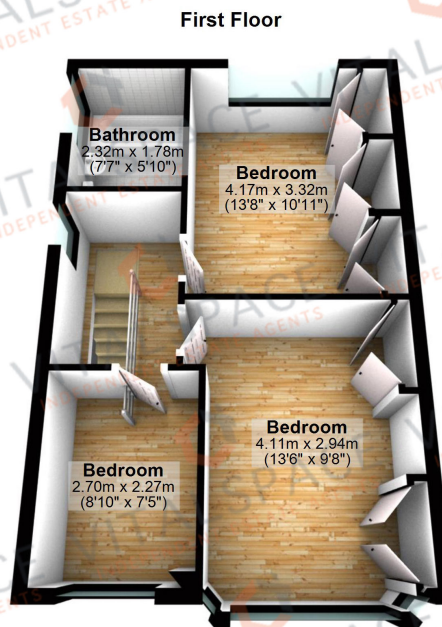
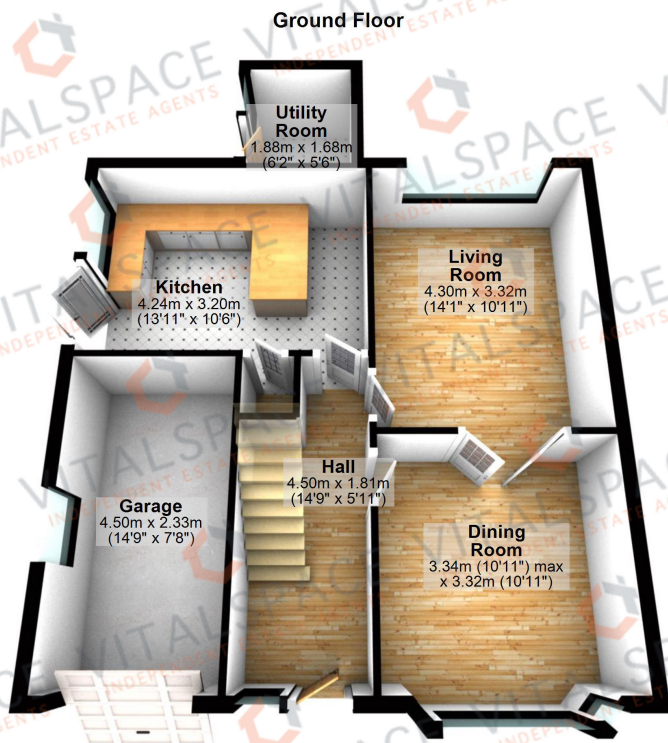
**\*\*VIDEO TOUR\*\* - \*\*AN IMPRESSIVE FAMILY RESIDENCE\*\* -**  
VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented three bedroom bay fronted extended semi detached family home located on a quiet cul-de-sac. In brief the spacious accommodation comprises; entrance hallway, bay fronted dining room, a good sized living room and an extended contemporary fitted breakfast kitchen. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and a modern white three piece bathroom. The property is warmed by gas central heating and is fully uPVC double glazed. Externally, this property is set on a larger than average plot. To the front of this family home, a driveway provides ample off road parking and leads up to an attached garage with an EV charging point. To the side and the rear, there is an extensive mainly lawned garden which enjoys a sunny aspect alongside two paved patio areas providing space for a large table and chairs 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.











## Features

- Three bedroom
- Extended Semi detached
- Gas central heating
- Large private garden
- uPVC Double Glazing
- Driveway and garage
- Quiet cul-de-sac
- Desirable location
- Close to Metro-link
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 5 years

When was the roof last replaced? Replaced but pre purchase

How old is the boiler and when was it last inspected? Gas central heating - New boiler 2019/2022

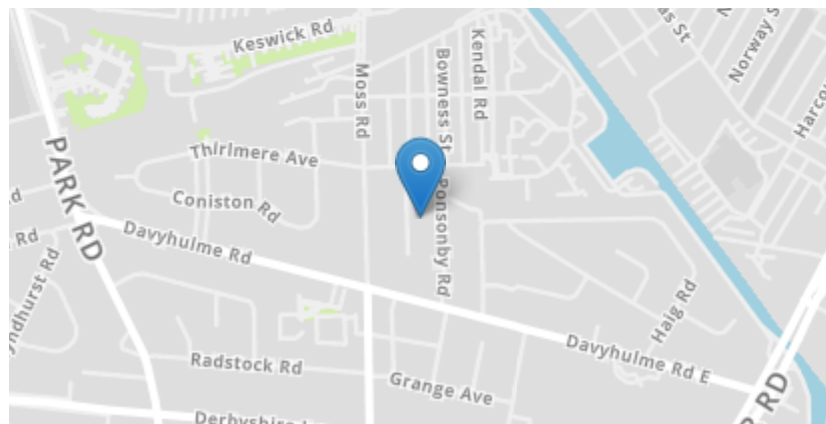
When was the property last rewired? New consumer unit within last 5 years

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Kitchen and garage - pre purchase

Reasons for sale of property? Upsize

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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			
		62	83

EU Directive 2002/91/EC

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