



BRAEMAR AVENUE
STRETFORD

£400,000

 4 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 NO CHAIN



VITALSPACE
INDEPENDENT ESTATE AGENTS

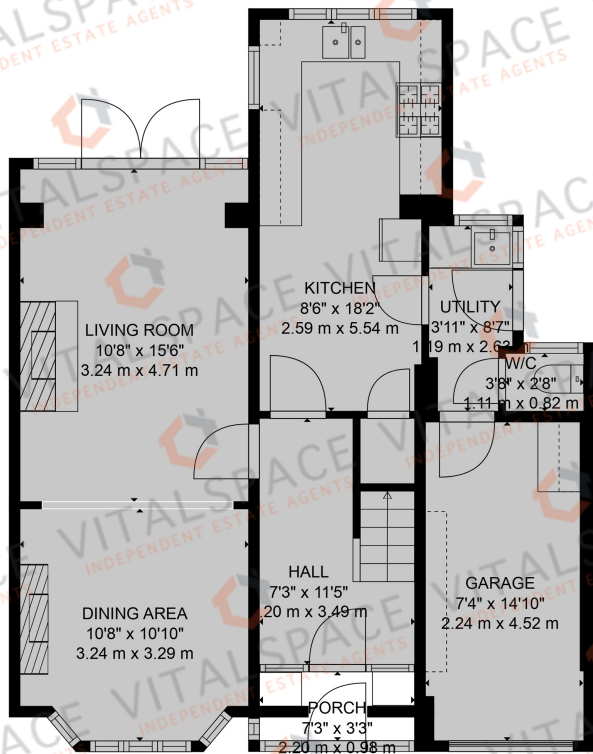


Braemar Avenue, Stretford, M32 9LY

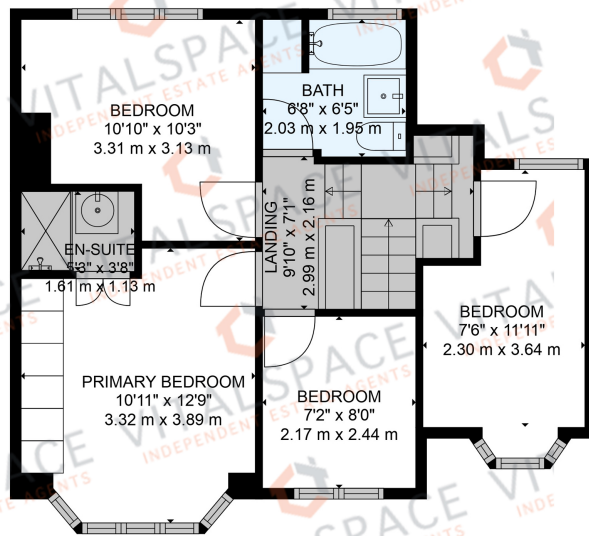
****NO ONWARD CHAIN** - **VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this spacious FOUR BEDROOM extended semi-detached property located on Braemar Avenue, a quiet and extremely popular residential road in Stretford. Ideal for any growing family, in brief, the desirable accommodation comprises; porch, a warm and welcoming entrance hallway, a generously sized bay fronted dining room opening into a 15ft living room with double doors opening out into the rear garden alongside an extended 18ft contemporary breakfast kitchen. Both a utility room and downstairs WC can be accessed via the kitchen and complete the ground floor accommodation. Stairs rise to the first-floor level where four generously sized bedrooms can be found, the master serviced by an en-suite shower room alongside a contemporary three-piece family bathroom. Externally to the front of the property, a gated driveway and block paved driveway provides excellent off road parking facilities alongside a shaped walled lawned garden. The driveway itself leads up the integral garage with an up and over door. To the rear, a private enclosed west facing garden can be found which is mainly laid to lawn with a selection of mature plants, bushes and trees. Further benefits of this extended family home include gas central heating, uPVC double glazing and is offered for sale with no onward chain. As mentioned this property is situated in the sought-after area of Stretford, benefiting from excellent amenities and transport links. With it's welcoming community atmosphere, residents can enjoy the tranquillity of suburban living while having convenient access to nearby schools, parks, shops, and leisure facilities. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







FLOOR 1



FLOOR 2

Features

- Four bedrooms
- Semi detached property
- No onward chain
- Extended accommodation
- Quiet Stretford cul-de-sac
- Utility and downstairs WC
- En-suite shower room
- Driveway & integral garage
- West facing garden
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? Since 2007

When was the roof last replaced? Maintained during ownership but never replaced

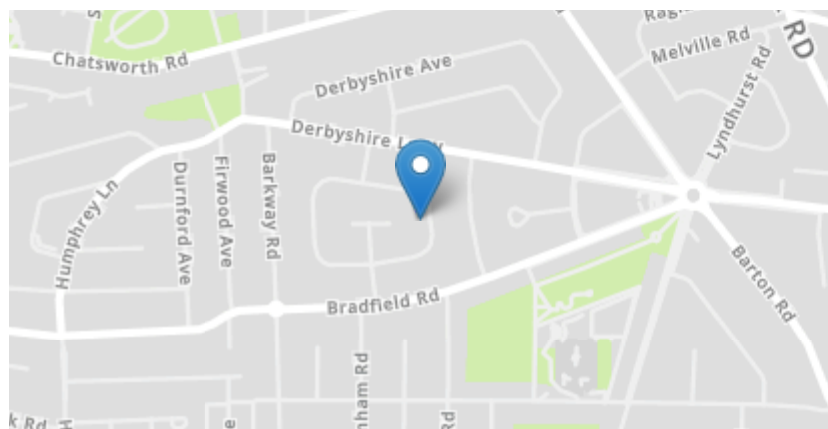
How old is the boiler and when was it last inspected? Gas central heating

When was the property last rewired? Unknown

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? pre ownership

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 | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 70 | 82 |
| England, Scotland & Wales <small>EU Directive 2002/91/EC</small> | | | |

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