



**BEST**  
ESTATE AGENT GUIDE  
AWARDS 2024  
**TOP 500**  
SALES  
AWARDED FOR  
MARKETING | SERVICE | RESULTS

DERBYSHIRE LANE WEST  
STRETFORD

£270,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



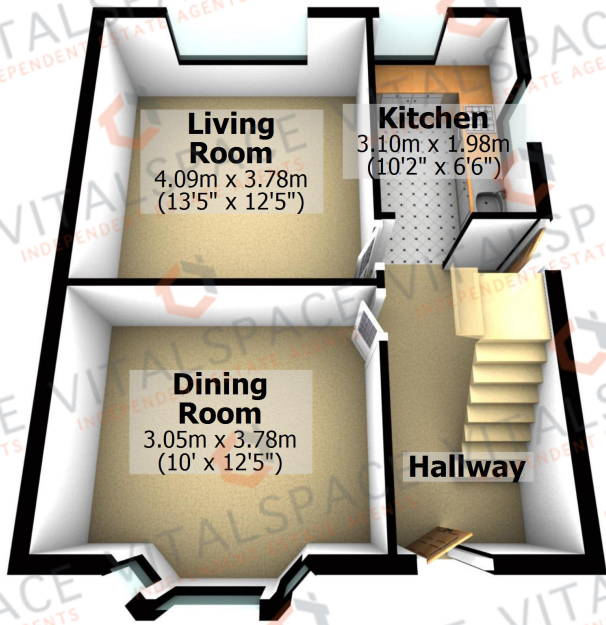
# Derbyshire Lane West, Stretford, M32 9LD

**\*\*NO CHAIN\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale the well presented, THREE BEDROOM semi detached property located on a popular tree lined road in Stretford. Benefiting from uPVC double glazing and gas central heating, the attractive accommodation comprises; a welcoming entrance hallway, a bay fronted dining room, a 12ft living room and a modern fitted kitchen fitted complete with a range of wall and base units with contrasting worksurfaces. To the first floor, a shaped landing provides entry into three generously sized bedroom alongside a contemporary two piece tiled bathroom and a separate WC. Externally, to the rear of the property, a mainly lawned garden can be found with timber fenced boundaries. To the front of the property, excellent off road parking facilities are provided by a large gated shared driveway which lead up to a detached garage to the rear. Located just a short commute from Media city, Salford Quays, Manchester city centre and the Trafford centre, this property is positioned within close proximity to a selection of excellent transport links including the Metro-link and M60 motorway network as well as highly regarded schools and amenities. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

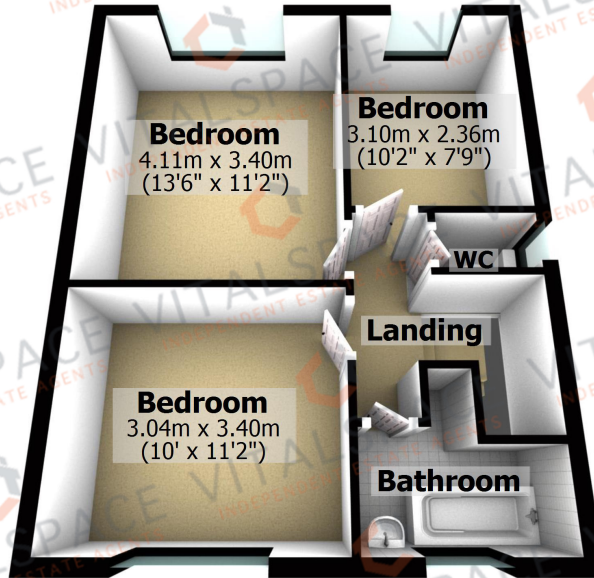




## Ground Floor



## First Floor



## Features

- Three bedrooms
- Semi detached property
- Gas central heating
- uPVC double glazing
- Enclosed rear gardens
- Two reception rooms
- No onward chain
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? Since Jan 2007

When was the roof last replaced? Pre ownership

How old is the boiler and when was it last inspected? Gas central heating - Worcester boiler - serviced annually

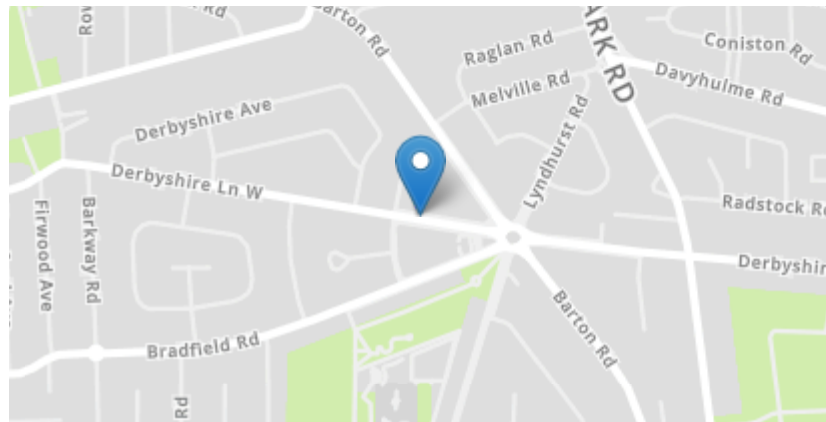
When was the property last rewired? EICR report in place

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Sale of buy to let

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+)	<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			
		64	84
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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