

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



TRAFFORD GROVE  
STRETFORD

£280,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



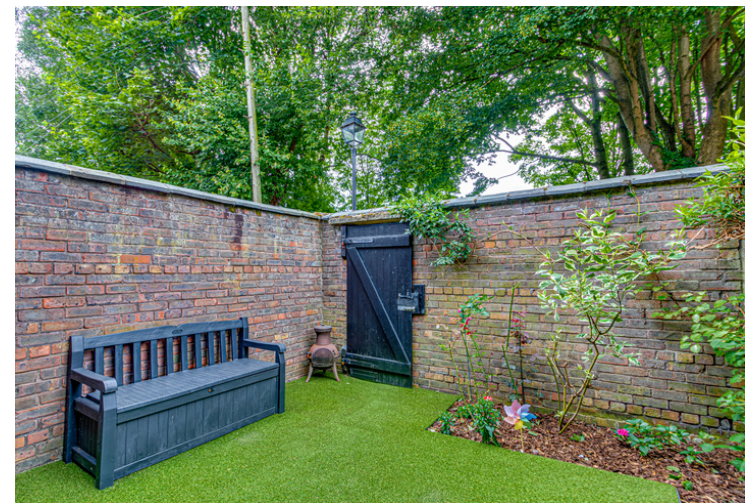


## Trafford Grove, Stretford, M32 8LW

**\*\*VIDEO TOUR\*\* - \*\*IMMACULATE PRESENTATION\*\* - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this highly desirable, **TWO DOUBLE BEDROOM** end terrace period property tucked away in a pedestrianised location just off Chester Road in Stretford. An internal inspection will reveal a comprehensive updated and stylishly presented period home comprising of an entrance vestibule, a spacious living room which opens into a generously sized dining kitchen with ample space for a large dining table and chairs. The kitchen is fitted with a comprehensive range of shaker style wall and base units with contrasting butcher block worksurfaces above. A staircase rises from the kitchen dining area up to the first floor level where a shaped landing provides entry into **TWO DOUBLE BEDROOMS** and a modern, tiled three piece bathroom with a shower over bath combination. Externally there is a gravel, low maintenance, walled and gated front garden with a pathway leading up to the entrance door. To the rear, a private walled courtyard offers an ideal space for alfresco dining during those summer months. Ideally situated for a range of amenities, minutes walk to the Stretford Arndale Centre and within close proximity to the Metro-link tram station for commuting into the city centre and Media city. We envisage a great deal of interest in this property and therefore viewings will be by strict appointment only. For more information, or to arrange a viewing, please contact us today.

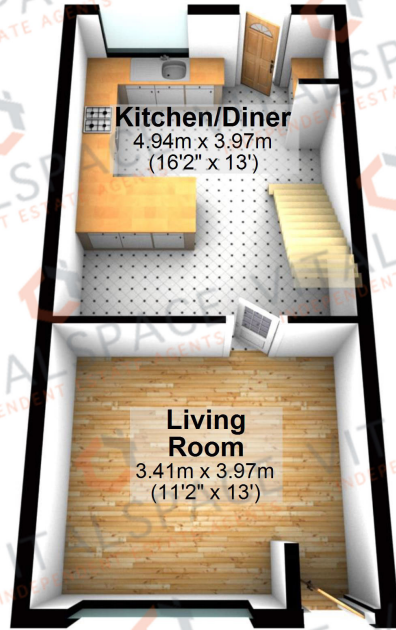




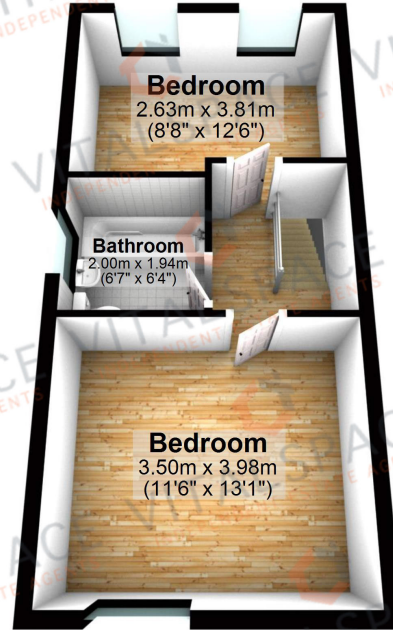




**Ground Floor**



**First Floor**



## Features

- Two double bedrooms
- Mid period terrace
- Desirable location
- Close to metrolink
- Stunning accommodation
- Ideal first home
- Open plan dining kitchen
- Luxury tiled bathroom
- Enclosed rear courtyard
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? Since 2015

When was the roof last replaced? Unknown

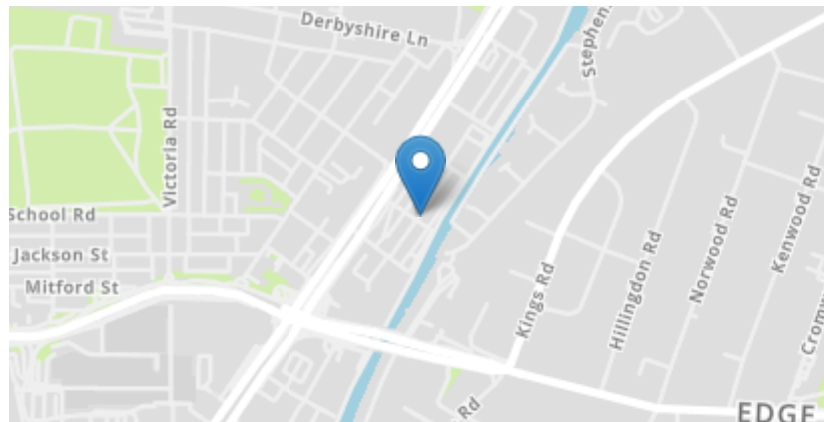
How old is the boiler and when was it last inspected? Gas central heating - Combi - serviced 2022

When was the property last rewired? Unknown

Which way does the garden face? West facing rear courtyard

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

Reasons for sale of property? 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>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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