



BYRON ROAD  
STRETFORD

£365,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

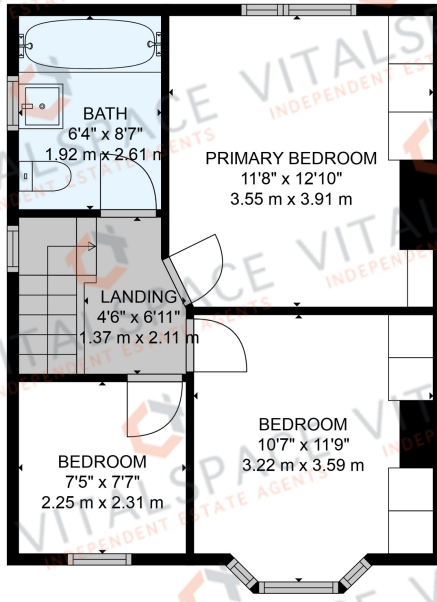
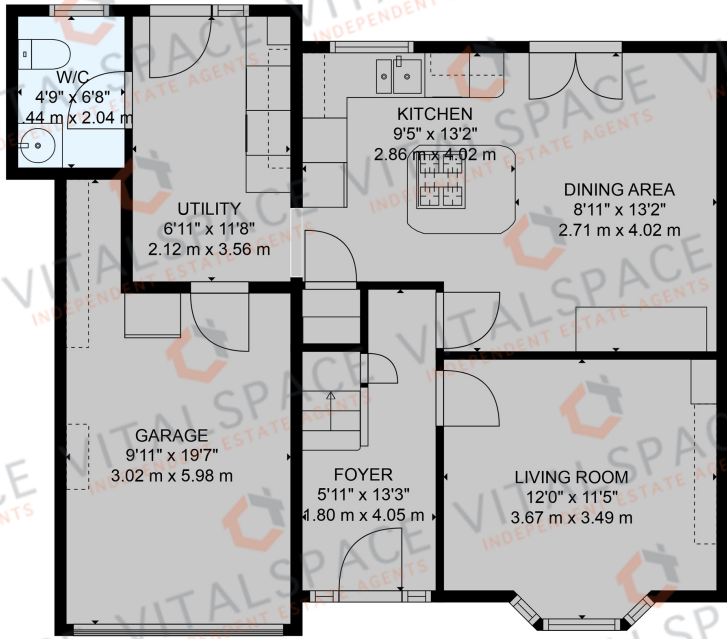


# Byron Road, Stretford, M32 0TZ

**\*\*OPEN PLAN DINING KITCHEN\*\*** - **\*\*VIDEO TOUR\*\*** -  
VITALSPACE ESTATE AGENTS are pleased to offer for sale this spacious, immaculately presented THREE BEDROOM semi detached property located within a highly popular residential area just off Talbot Road in Stretford. Offering extended accommodation arranged over two floors, this fantastic family home is ideally placed for a selection of 'Trafford schools' and benefits from an impressive open plan dining kitchen, a utility and downstairs WC as well as off road parking. This lovingly upgraded property briefly comprises; a warm and welcoming entrance hallway, a bay fronted living room and an enviable open plan dining kitchen with double doors opening out into the rear garden. The kitchen itself is fitted with a range of high gloss kitchen wall and base units incorporating an a range of integrated appliances including four ring hob with a central extractor hood above. A utility room, downstairs WC and an integral garage completes the ground floor accommodation. To the first floor, a shaped landing provides entry into three generously sized bedroom and a three piece tiled bathroom. Externally, as mentioned, this property is positioned on a quiet Stretford road with gardens to



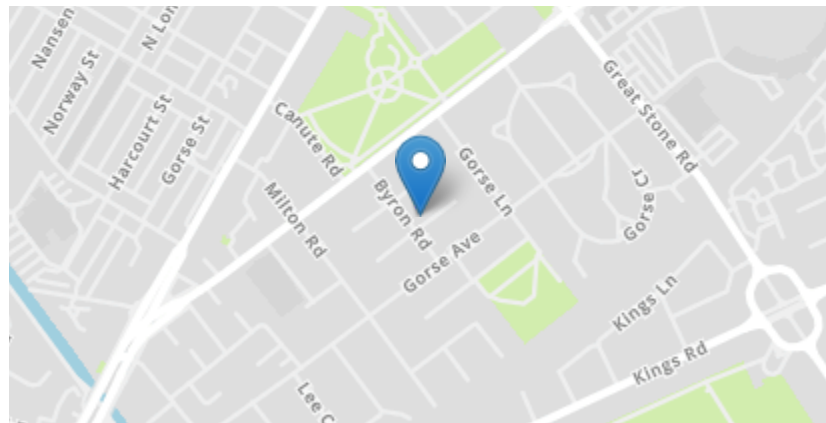




## Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- Utility & Downstairs WC
- Driveway & Integral garage
- Desirable quiet location
- Open plan dining kitchen
- Tastefully modernised
- Gas central heating
- Viewing recommended

## Frequently Asked Questions



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>		80
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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