



MELVILLE ROAD  
STRETFORD

£450,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Melville Road, Stretford, M32 8EA

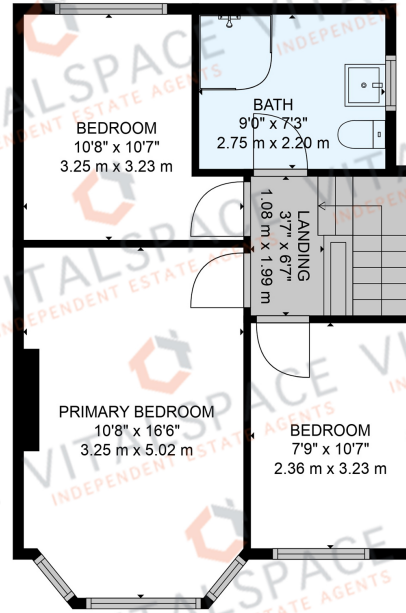
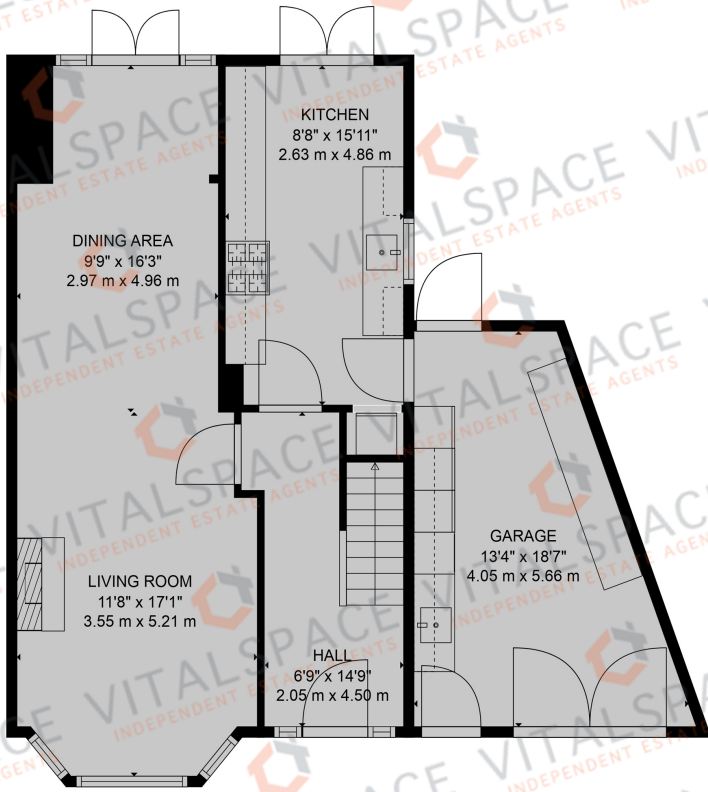
**\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are delighted to present this thoughtfully extended THREE BEDROOM detached family home, ideally located to enjoy the growing amenities of Stretford. The property offers spacious and well designed accommodation, starting with a welcoming hallway which leads into a bay fronted through living / dining room, complete with patio doors opening out into the rear garden. Adjacent to this is an impressive extended kitchen complete with a host of wall and base units, contrasting worksurfaces, integrated appliances and uPVC double doors, again providing access outside. A larger than average 18ft integral garage can also be accessed via the kitchen, ideal for use as a utility room or dry storage space. Stairs rise to the first floor landing which provides access to three well proportioned bedrooms and a contemporary three piece shower room. This property benefits from gas central heating and double glazing throughout. Externally, the front of the property features a lawned garden alongside a gated paved driveway offering ample off road parking. To the rear, there is a generous paved patio area, ideal for outdoor gatherings. This home is perfectly positioned for easy access to both Stretford and Urmston, which offer a wide range of amenities including restaurants, cafes, and shops. Melville Road is particularly popular with families due to its proximity to highly regarded schools, Humphrey Park train station, and convenient bus routes. An internal inspection is highly recommended, as this property is expected to sell quickly. Contact VitalSpace Estate Agents today to arrange your viewing.











## Features

- Three bedrooms
- Detached family home
- Extended accommodation
- 18ft integral garage
- Desirable Stretford location
- Low maintenance gardens
- Extended modern kitchen
- Perfect family home
- Extended dining area
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 37 years

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating. - serviced October 2024

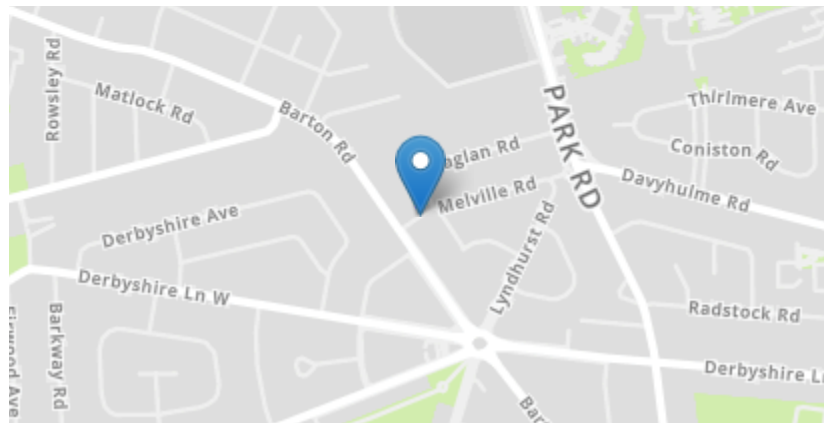
When was the property last rewired? Yes, 10 years ago

Which way does the garden face? South facing rear garden

Tenure: Leasehold - 900 + years remaining - ground rent £5.00 per annum

Reasons for sale of property? Downsize

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.



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