



EDGE LANE
STRETFORD

£160,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

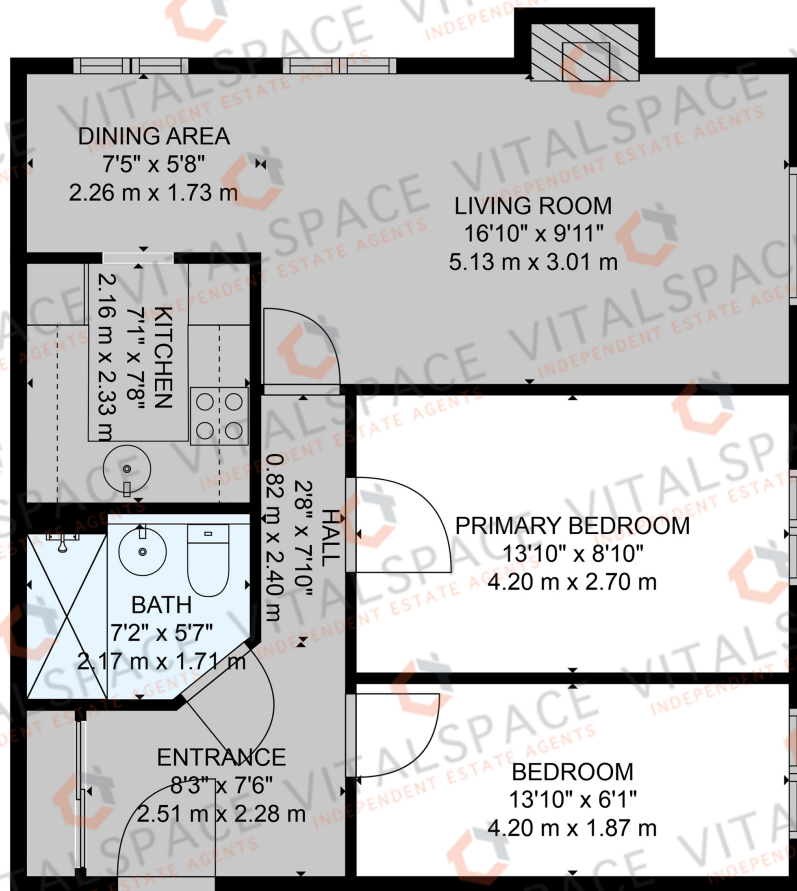


Edge Lane, Stretford, M32 8PX

****VIDEO TOUR** - **GROUND FLOOR POSITION**** - Situated within this modern, purpose built development on Edge Lane, opposite Longford Park in Stretford. This TWO BEDROOM apartment for the over 55's benefits from Southerly facing views over well maintained communal gardens. This delightful property will prove ideal for those looking to downsize while remaining in a central location, being within walking distance to both the centre of Chorlton or Stretford with all its local amenities, good bus routes and the Metrolink station on your doorstep. This well-planned apartment consists of a communal entrance hallway, a private entrance hallway, two generously sized bedrooms, a three-piece shower room and a spacious living/dining room leading to a fitted kitchen. It is also worth noting that this apartment benefits from a recently installed water heater as well as space and plumbing for a washing machine within the kitchen. The apartment benefits from double glazing throughout, warmed by electric heating, a lift to all floors, 24 hour emergency care line response system, a communal lounge and kitchen area and a site house manager. Externally this development is surrounded by mature lawned gardens on three sides to the and off road parking for residents and visitors to the front. Offered for sale with no onward chain, contact VitalSpace Estate Agents to arrange an internal inspection.







Features

- Two double bedrooms
- Ground floor position
- No onward chain
- Residents' lounge
- Private car park
- Communal laundry facilities
- Over 55's development
- Lift to all floors
- On-site manager
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 10 years

How old is the boiler and when was it last inspected?
Economy seven heating / updated water cyclinder

Reasons for sale of property? Owner passed away

Tenure: Leasehold - 91 years remaining on the lease

Service Charge - £3677.52 per annum

Ground Rent - £125.00 per annum

Note: Probate was applied for in November 2024 but not yet granted - January 2025

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	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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