



FLEMING DRIVE  
STRETFORD

£315,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- B



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Fleming Drive, Stretford, M32 0GR

**\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this immaculately presented, THREE BEDROOM end terrace family home located just a short walk from Stretford mall, highly regarded schools and parks. Offering a blend of contemporary design and functionality, in further detail, this spacious property briefly comprises; a welcoming entrance hallway, a downstairs WC and a modern fitted dining kitchen complete with a host of wall and base units with contrasting worksurfaces and attractive splash back tiling. The kitchen opens into a dining area which provides space for a dining table and chairs if required. To the rear of the property, a generously sized living room can be found with double uPVC doors opening out into the rear garden. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and a contemporary three piece family bathroom with a shower over bath combination. Externally, to the front of the property, a driveway leading down to the side of the property providing off road parking facilities for multiple vehicles alongside a lawned garden and a paved pathway. To the rear, the landscaped garden backs onto the Bridgewater Canal and consists of a lawned area with shaped flower beds, a large paved patio area and a raised decked seating area, all enclosed by timber fenced boundaries. This property is situated close to Stretford Marina, Trafford Park train station into Manchester, lovely canal walks and just a short cycle journey to Media City. A short walk to Stretford Mall, Stretford Metro-link and the lovely Victoria Park. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.





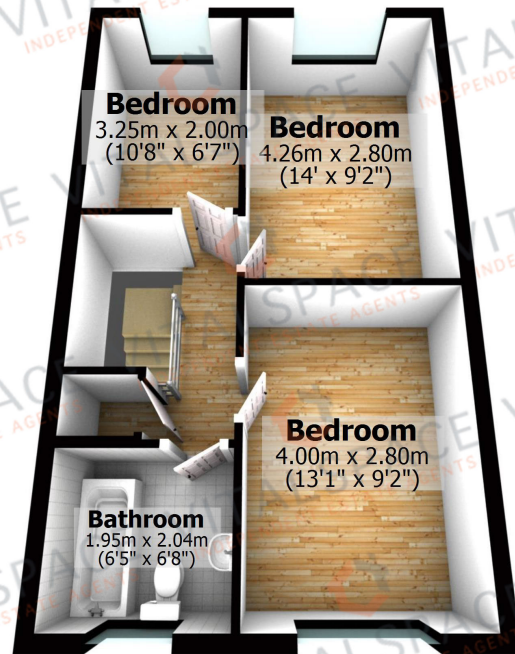




### Ground Floor



### First Floor



## Features

- Three bedrooms
- End terrace property
- Gas central heating
- uPVC double glazing
- Modern dining kitchen
- Landscaped rear garden
- Downstairs WC
- Quiet Stretford location
- Immaculate condition
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 9 years

When was the roof last replaced? No

How old is the boiler and when was it last inspected? Gas central heating

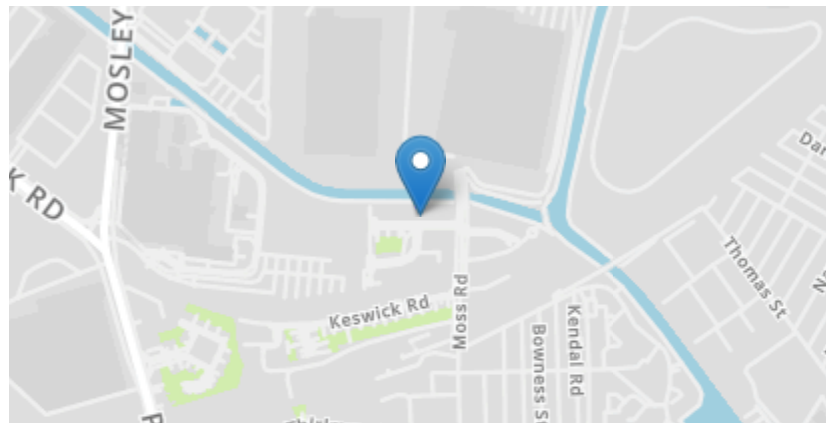
Which way does the garden face? North facing rear garden

Reasons for sale of property? Relocate

Leasehold - Ground Rent - £150 per year

Service Charge - £90 per year

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>		95
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	83	
(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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