



ARLINGTON ROAD
STRETFORD

£400,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- TBC



VITALSPACE
INDEPENDENT ESTATE AGENTS

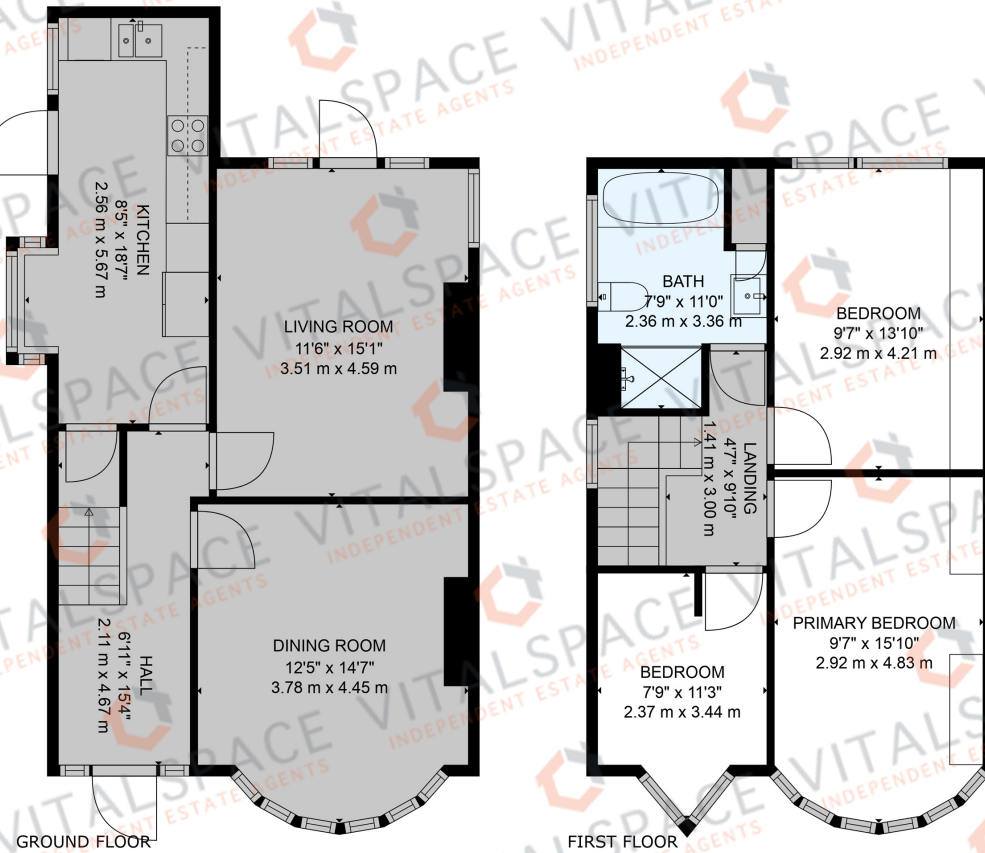


Arlington Road, Stretford, M32 9HJ

****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this tastefully extended, immaculately presented THREE BEDROOM, bay fronted semi detached family residence located on a popular tree lined Stretford road. In brief the accommodation comprises; entrance vestibule, a welcoming entrance hallway, a spacious bay fronted dining room, a generously sized living room complete with a uPVC door leading out into the rear garden alongside an impressive, extended 18ft breakfast kitchen fitted with a host of wall, base and larder units complete with contrasting worksurfaces above. The kitchen itself benefits from a side bay window creating a perfect breakfast area providing space for seating. Stairs rise up to the first floor level where a shaped landing gives access into three well-proportioned bedrooms and a contemporary four piece modern tiled bathroom complete with a separate shower cubicle and bath. Externally to the front of the property, a generous driveway provides ample off road parking. To the rear, which enjoys a sunny WEST FACING aspect, there is a large raised decked patio area with steps leading onto an artificial lawned garden. Further benefits of this tastefully decorated property include updated ground floor electrics, uPVC double glazing and gas central heating. The highly regarded Stretford Grammar School and a range of cafes and bars at Stretford food hall are all within close proximity as well as easy access to Manchester City Centre, Manchester Airport, Motorways, The Metro-link, Salford Quays, and Old Trafford football and cricket grounds. An internal inspection comes highly recommended to appreciate this significantly enhanced family home. Contact VitalSpace Estate Agents for further information.







Features

- Three bedrooms
- Semi detached property
- Desirable Stretford location
- Perfect family home
- Fantastic Transport Links
- Modern extended kitchen
- Gas central heating
- uPVC double glazing
- West facing rear garden
- Viewing advised

Frequently Asked Questions

How long have you owned the property for? 11. years

When was the roof last replaced? Not during ownership

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

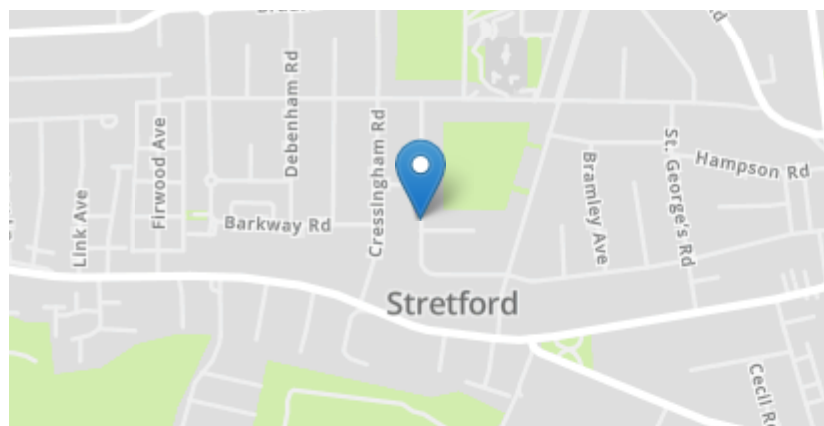
When was the property last rewired? Downstairs re-wire in 2017

Which way does the garden face? West facing rear garden

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

Reasons for sale of property? Upsize

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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