



2

Bedrooms



1

Bathroom





This two-bedroom flat in Stretford offers a blend of convenience and comfort. Situated close to all essential amenities, the property enjoys excellent transport links, including proximity to the Metrolink and motorway, making it ideal for commuters and those who appreciate easy access to the city and beyond.

The flat, while requiring some updating, already boasts a modern bathroom with a walk-in shower, fitted in 2022. Both bedrooms benefit from the comfort of underfloor heating, creating a cozy and warm atmosphere.

A notable feature of this flat is the breakfast bar area that opens into the living room. This setup not only provides a practical space for casual dining but also enhances the sense of openness and connectivity within the living areas. The bright living room, with its inviting ambiance and underfloor heating, is perfect for relaxing or entertaining guests. A balcony leads from the living room and overlooks the well-maintained community gardens.

This apartment boasts multiple storage cupboards throughout, ensuring that you have plenty of space to keep your home organised. Additionally, there is a convenient storage room within the apartment and a separate storage room located on the ground floor.

Overall, this flat presents a fantastic opportunity for buyers looking to customize their living space while enjoying the advantages of a well-connected location in Stretford.

EPC E

Utilities - Eon

Leasehold

Ground Rent Plus Service Charge £89.18

Council Tax B

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Entrance

The hallway has access to the bedrooms living room and bathroom.

Living room

The living room is open-plan with the kitchen with a uPVC door to the balcony triple-glazed window and breakfast bar into the kitchen.

Kitchen

The kitchen is open-plan with the living room with wall and base units with countertops. Plumbing and space for appliances.

Bedroom 1

this bedroom has a triple-glazed window that overlooks the communal garden. Under floor heating and fitted wardrobes.

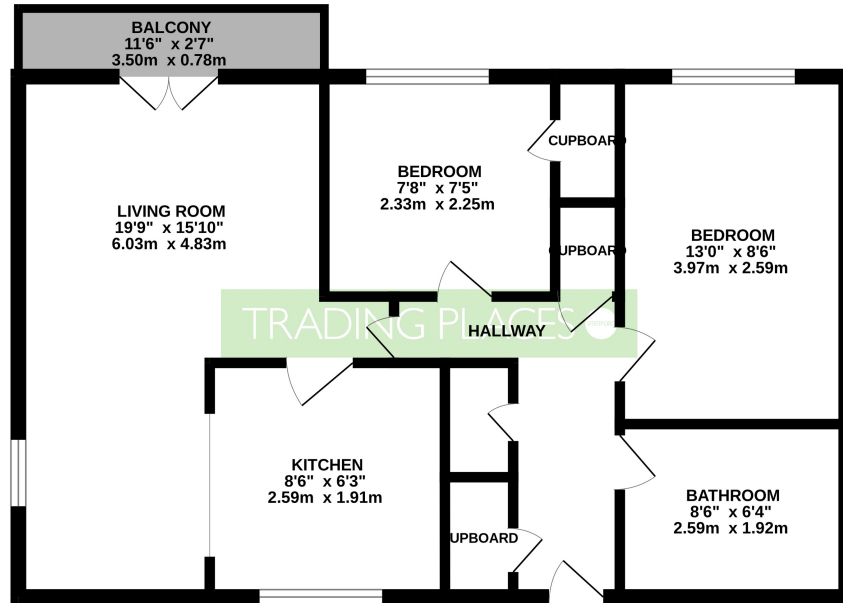
Bedroom 2

This bedroom has a triple-glazed window to the side and also has under floor heating.


Bathroom

This recently refurbished bathroom has a walk-in shower part tiled walls WC and vanity sink.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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