

TRADING PLACES ●

Asking Price £145,000
Elmwood Court, Stretford, M32 9FD



 **2**
Bedrooms

 **1**
Bathroom

133, Barton Road, Stretford, Manchester, M32 8DN |
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01618659220





This well-presented two-bedroom ground-floor flat in Stretford offers a convenient and comfortable living space. Ideally located close to the M60 and excellent public transport links, commuting is easy, while Stretford Mall is just a short distance away for all your shopping needs.

The property features a spacious living room, providing plenty of room for relaxation and entertaining. It includes one generously sized double bedroom and a well-proportioned single bedroom, making it suitable for couples, small families, or professionals. Ample storage throughout the flat ensures a clutter-free living environment.

With its excellent location and practical layout, this flat is a fantastic option for those seeking accessibility and comfort in Stretford.

Council Tax - B

EPC -D

Utilities - EON

Service Charge £2028 pa

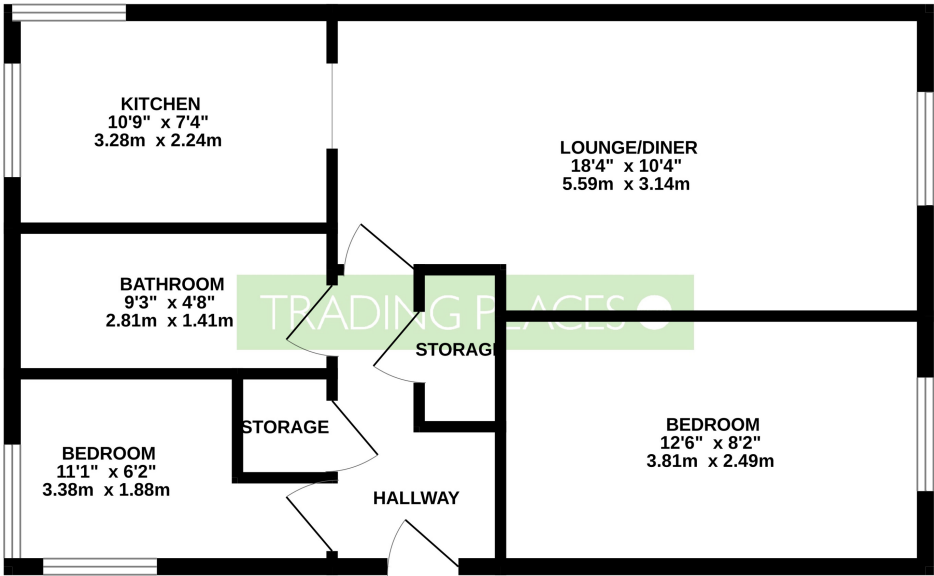
Edge Property Management

Leasehold

Ground rent TBC

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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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(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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