



 2
Bedrooms

 1
Bathroom





*** Lease 990 years (recent lease extension) ***

Spacious 2-Bedroom Ground Floor Flat in Stretford – Prime Location

This well-presented two-bedroom ground-floor flat is ideally situated in Stretford, offering excellent access to local amenities and transport links. Just a short walk from the Metrolink, the picturesque Bridgewater Canal, and Stretford Mall, this property provides both convenience and a great lifestyle opportunity.

Inside, the flat features a large reception room, perfect for relaxing or entertaining. The two bedrooms offer comfortable living space, while the three-piece bathroom includes an overhead shower. The kitchen provides a modern finish and plenty of space for a table.

Additional benefits include two storage cupboards within the building, an allocated parking space, and a garage for extra convenience. With its fantastic location and practical layout, this property is perfect for first-time buyers, downsizers, or investors.

Don't miss out on this excellent opportunity – arrange a viewing today!

Service Charge £141 PCM

Lease 990 years (recent lease extension)

Council Tax B

Current owners owned since 2005

New Consumer unit 2011

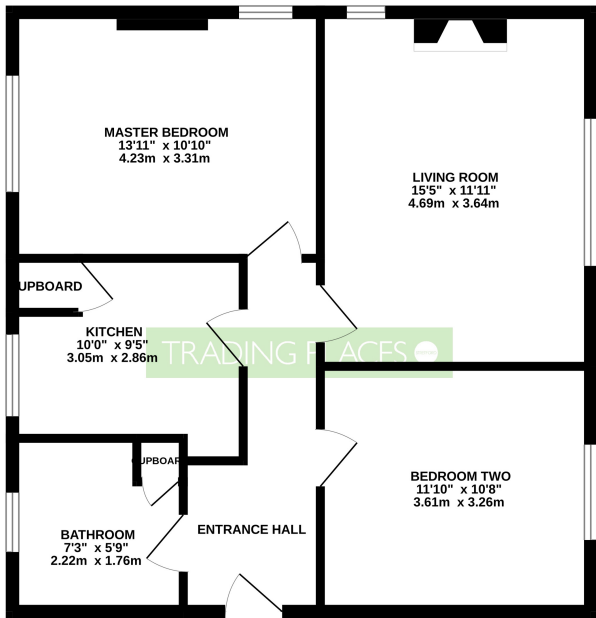
New Windows fitted 2014

Chain - Sellers will be purchasing onwards

* Disclaimer * (While every effort has been made to ensure the accuracy and completeness of the information, Trading Places and the seller makes no

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GROUND FLOOR



FLAT 2 HOLLY HOUSE, 55 EDGE LANE, STRETFORD, MANCHESTER, M32 8PA

While 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.
Made with Metropac (2020)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Holly House, M32

