

Flat 2, Holly House 55 Edge Lane, Stretford, Trafford, M32 8PA



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £200,000

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VIDEO TOUR AVAILABLE A deceptively spacious TWO DOUBLE BEDROOM ground floor apartment positioned in this well-kept apartment block on Edge Lane in Stretford. The property is situated on a popular residential, tree lined road and within walking distance to Longford Park, Stretford Mall and Chorlton. Only a 5-minute walk from the Metrolink station. The well-planned accommodation consists of a communal entrance leading to its own private entrance hallway, two double bedrooms, a three-piece bathroom suite, a fully fitted kitchen/diner and a separate cozy lounge. The property benefits from an allocated parking space entered via Kings Road and its own garage, communal store rooms.





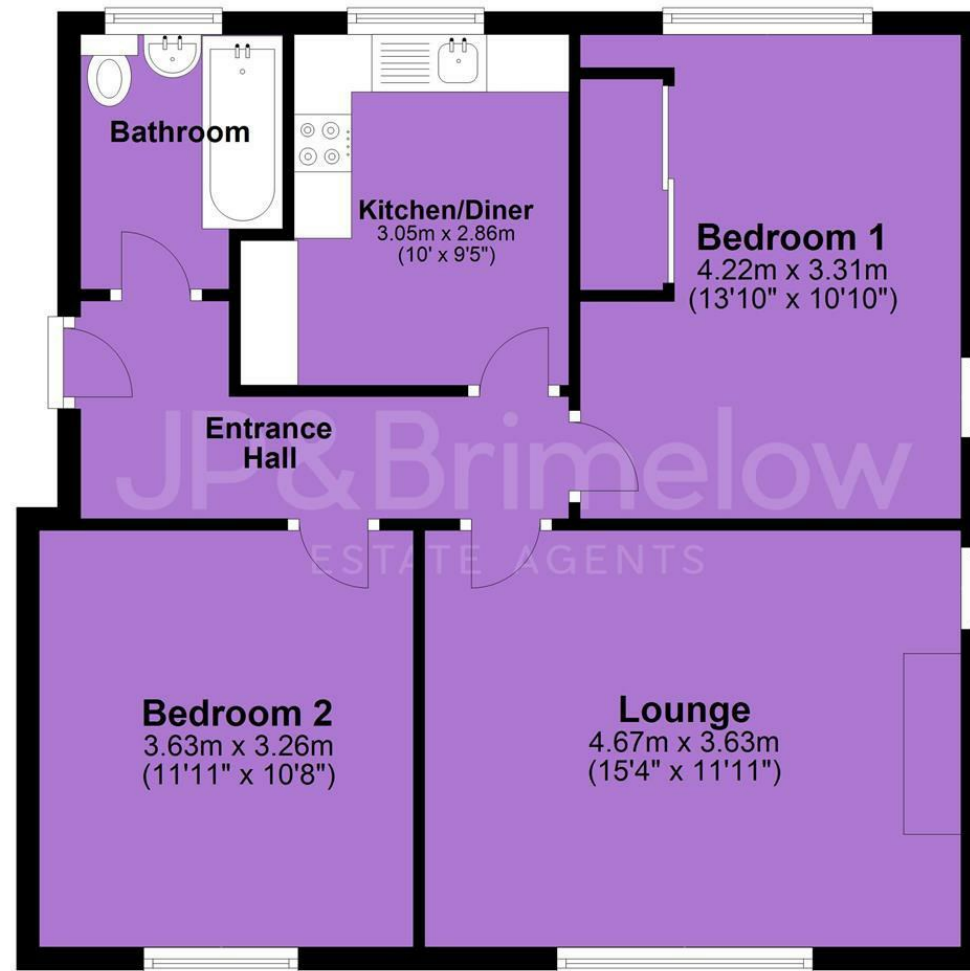
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC 	



Tenure: **Leasehold** Council Tax Band: **B**

Ground Floor



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