



Arlington Road, Stretford, Manchester, M32

Offers Over: £395,000

Leasehold

Arlington Road, Stretford, Manchester, M32

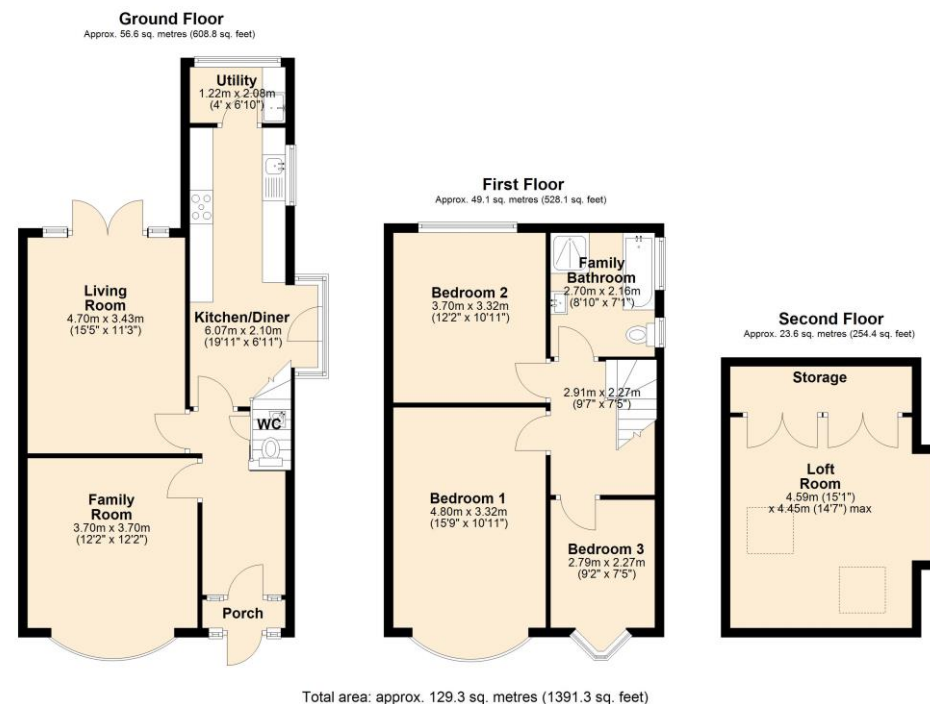
A wonderful opportunity to purchase a well presented traditional semi-detached home located on Arlington Road, close to fantastic transport links, Stretford Meadows and within catchment for popular schooling.

As you approach this home you're greeted by a pressed concrete driveway providing ample off road parking for several cars. You enter the property into a porch before heading into the entrance hallway. Immediately on your left there is fabulous size living room lit via a bay window, to the rear of the ground floor there is a further sitting room with patio doors leading to the rear garden. The kitchen diner is fitted with a range of base and eye level units, with integral appliance and ample space for dining table and chairs. There is the added benefit of a utility room where the boiler is housed and a downstairs WC.

The first floor landing offers access to the loft room via drop down ladders, currently used as home office with heaps of storage and Velux windows. There are three bedrooms, the main bedroom with bay window and fitted wardrobes. The further two bedrooms also offer fitted wardrobes. The family bathroom is fitted with a contemporary four piece suite with walk in shower and separate bath as well as under floor heating.

To the rear there is a private enclosed garden with pressed concrete patio area and the rest laid to lawn with timber fence boundaries.

- Leasehold
- 999 years from 24 October 1939
- EPC Grade E
- Council Tax Band D







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	50
(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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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.