



**Larch Avenue, Stretford, Manchester, M32**

**Guide Price: £150,000**

*Leasehold*



## Larch Avenue, Stretford, Manchester, M32

**\*\* Offered with No Onward Chain \*\*** Situated in a quiet cul-de-sac is this well presented first floor TWO DOUBLE bedroom apartment. Within striking distance to the Metrolink, Stretford Mall and Longford Park this property is an ideal purchase for first time buyers, professionals or buy to let investors.

Set within well maintained communal grounds the property offers spacious accommodation with a bright and airy living room, modern fitted kitchen with a range of base and eye level units and a mixture of integral and free standing appliances. There are TWO double bedrooms, both with ample space for a double bed and bedroom furniture. The bathroom is furnished with a three piece white suite with tiled splash backs.

Parking is on road for residents.

EPC Grade C

Leasehold

£10 Ground Rent Per Annum

125 Years from 24/6/91

Council Tax Band A

Service Charge £587.47 Per Year



Total area: approx. 55.3 sq. metres (595.7 sq. feet)







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>79</b>
(55-68)	<b>D</b>	<b>73</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## The Property Man

102A School Road  
Sale  
Cheshire  
M33 7XB

T: 01615198855

E: [sales@thepropertyman.co.uk](mailto:sales@thepropertyman.co.uk)

[www.thepropertyman.co.uk](http://www.thepropertyman.co.uk)

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

### 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.