

Larch Avenue, Stretford, Manchester, M32

Guide Price: £150,000

Leasehold

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** 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

Ground Floor
Approx. 55.3 sq. metres (595.7 sq. feet)



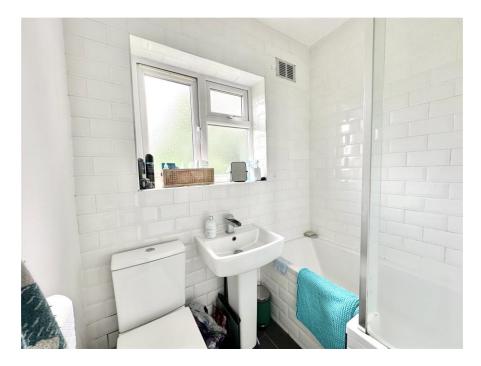
Total area: approx. 55.3 sq. metres (595.7 sq. feet)













Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92+) A (81-91) B (69-80) G (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

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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.