



Rossall Avenue, Stretford, Manchester, M32

Offers Over: £300,000

Leasehold

Rossall Avenue, Stretford, Manchester, M32

**** NO CHAIN **** Situated in a quiet cul-de-sac is this THREE bedroom semi-detached home located close to Stretford Town Centre, the Metrolink and within easy reach of Victoria Park and popular schooling. The property is in need of a degree of modernisation throughout and is perfect for a buyer looking to put their own stamp on a new home.

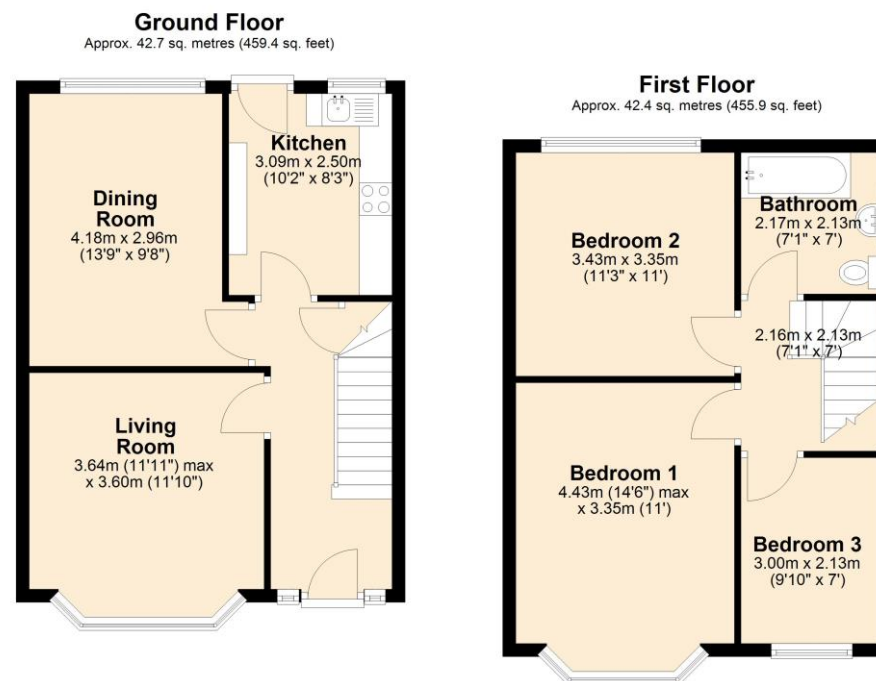
As you enter the property you are welcomed into a spacious entrance hall. To your left there is a living room which is lit via a bay window to the front elevation. To the rear there is a further reception room with feature fire surround and window overlooking the garden. The kitchen is fitted with a range of base and eye level units with space for free standing appliances, door leading to the rear garden.

The first floor is home to THREE good size bedrooms. The main bedroom is a good size bay fronted room with fitted wardrobes, the other two bedrooms are also fitted with fitted mirrored wardrobes. The bathroom has been recently updated and comprises bath with shower over, WC and wash hand basin.

Externally the property is set on a corner plot with off road parking to the front whilst to the rear there is a great size garden to the side and rear with paved patio and lawned area.

An ideal purchase for first time buyers, professionals and families alike.

- Leasehold
- 999 years from 11 August 1925
- Ground Rent £5pa
- Council Tax Band C
- EPC Grade TBC



Total area: approx. 85.0 sq. metres (915.2 sq. feet)





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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.