



**Hope Avenue, Stretford, Manchester, M32**

**Guide Price: £325,000**

*Leasehold*

# Hope Avenue, Stretford, Manchester, M32

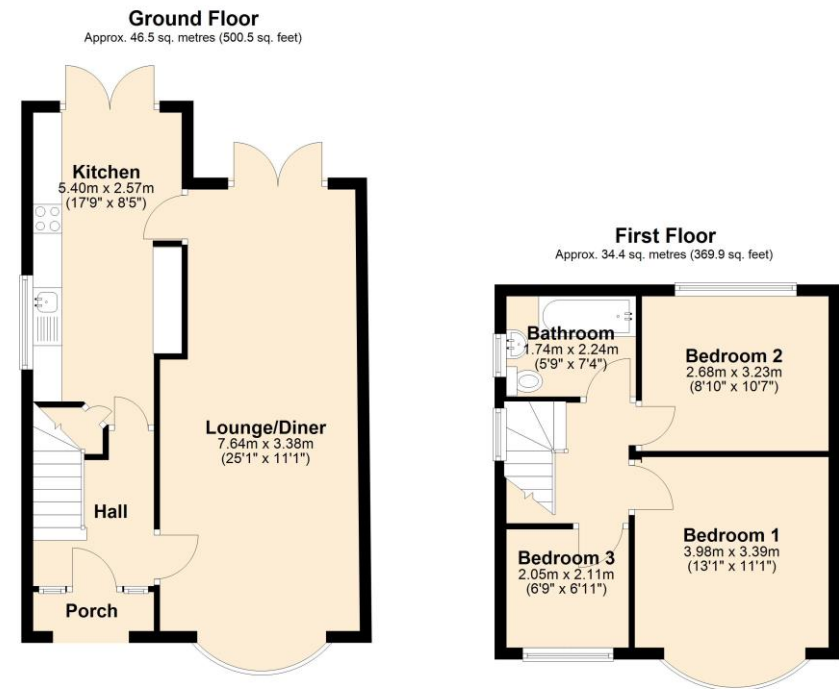
Situated in a sought after quiet cul de sac in Stretford is this beautifully presented semi - detached home. Ideally positioned for an abundance of amenities including motorway networks, schooling, green spaces including Victoria and Lostock Park as well as being close to The Trafford Centre.

In brief the property comprises a spacious entrance hall which provides access to the ground and first floor accommodation. To the right of the entrance hall there is a 26ft open plan living/ dining room lit via a bay window to the front elevation and patio doors to the rear, there is a feature fire surround with living flame gas fire and marble hearth. The kitchen is fitted with a range of base and eye level units with roll top work surfaces over and spans a sizable 19ft providing ample space for a dining table and chairs

The first floor landing offers access to the loft space which can be access via a drop down ladder and is fully boarded for storage. There are three bedrooms, the main bedroom is furnished with fitted wardrobes and is lit via a feature bay window. A contemporary fitted bathroom offers a three piece suite with stylish black fittings.

Externally to the front there is an imprinted pressed concrete driveway providing off road parking and access to the side of the house. To the rear there is a private enclosed garden which is mainly laid to lawn with paved patio area and timber fence boundaries.

- Leasehold
- 999 years from 1 June 1933
- Ground rent £5pa
- EPC Grade D
- Council Tax Band C



Total area: approx. 80.9 sq. metres (870.4 sq. feet)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>81</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>63</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

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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.