

EDGE LANE
STRETFORD

£120,000

1 BEDROOM

1 BATHROOM

1 RECEPTION

EPC GRADE:- TBC

VITALSPACE
INDEPENDENT ESTATE AGENTS







Edge Lane, Stretford, M32 8QA

FULLY REFURBISHED - **GROUND FLOOR POSITION** - Situated within a well established and highly regarded over 60s development, this beautifully presented ONE DOUBLE BEDROOM ground floor apartment offers generous, well-balanced accommodation and a secure, low-maintenance lifestyle in one of Stretford's most convenient residential pockets. Enjoying an appealing outlook towards the green open spaces of Longford Park, the property combines peaceful surroundings with excellent access to local amenities, positioned ideally between the lively centres of Chorlton-cum-Hardy and Stretford, both offering a wide selection of independent shops, supermarkets, cafés, and essential services. Transport connections are superb, with regular bus routes nearby and easy access to the Manchester Metrolink via Stretford Metrolink Station, providing direct links into Manchester city centre and surrounding areas. The apartment itself is thoughtfully arranged and notably spacious, beginning with a welcoming private entrance hallway that leads to all principal rooms. The bright and airy living/dining room provides an excellent living and entertaining space, enhanced by pleasant views and ample natural light whilst flowing seamlessly into a contemporary, recently updated fitted kitchen. There is a spacious, well proportioned bedroom alongside a modern three piece tiled white shower room designed for ease and accessibility. The property further benefits from double glazing throughout and efficient electric heating, ensuring year round comfort. Residents of the development enjoy a strong sense of community and peace of mind, supported by a 24 hour emergency care line system and an on-site house manager. Communal facilities include a welcoming living/dining area for social use, well tendered, landscaped gardens to the front, side, and rear, and convenient off road parking for both residents and visitors. Overall, this is a superb opportunity to acquire a comfortable, secure, and well located apartment designed for relaxed independent living in later life. Contact VitalSpace Estate Agents for further information or to arrange an internal viewing.











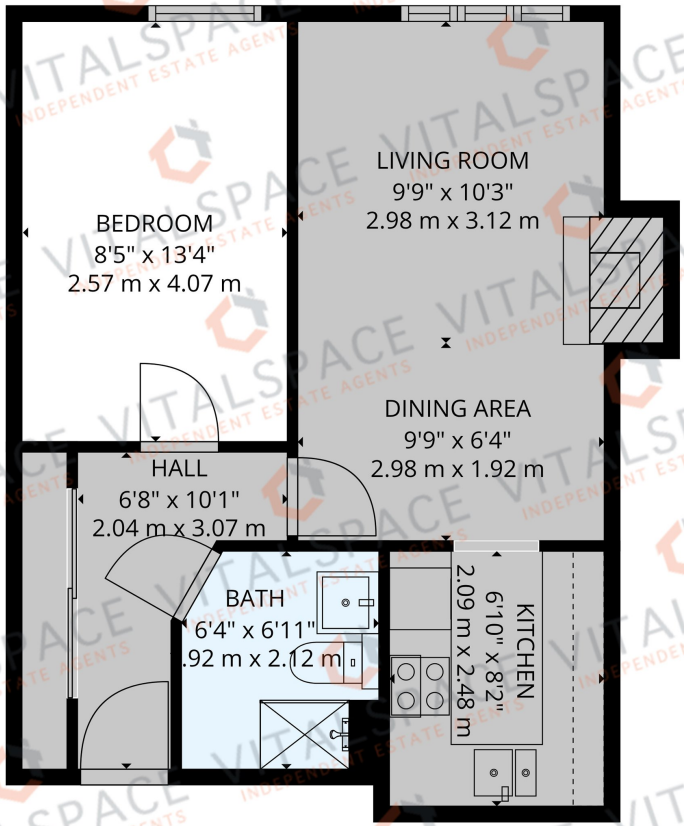














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Features

- One double bedroom
- Ground floor apartment
- Recently refurbished
- Contemporary kitchen
- Luxury tiled bathroom
- Delightful communal gardens
- Residents Lounge
- Communal Laundry Facilities
- 42 Sqm / 453 Sqft
- Over 60's development

Frequently Asked Questions

How long have you owned the property for? Since 2018

How old is the boiler and when was it last inspected? Economy seven heating

Reasons for sale of property? Relocate

Tenure: Leasehold - 87 years remaining on the lease

Service Charge - £2,646.37 per annum

Ground Rent - £135.00 per annum

If you would like to submit an offer on this property, please visit our website - https://www.vitalspace.co.uk/offer - and complete our online offer form.

VITALSPACE
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