



BRAEMAR AVENUE
STRETFORD

£450,000

 4 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Braemar Avenue, Stretford, M32 9NA

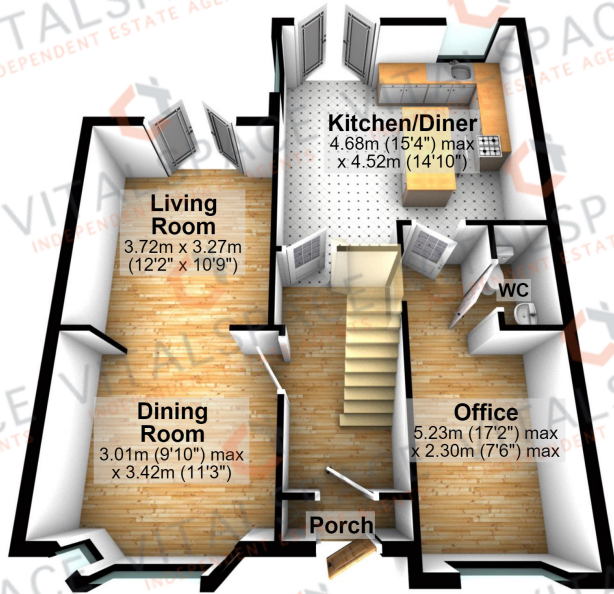
****A BEAUTIFULLY PRESENTED FOUR BEDROOM PERIOD SEMI DETACHED HOME** - **STUNNING OPEN PLAN KITCHEN/DINING SPACE** - **SOUGHT AFTER STRETFORD LOCATION****

- VITALSPACE Estate Agents are delighted to offer for sale this handsome four-bedroom semi-detached period home, ideally positioned on a quiet residential road in West Stretford, close to the Urmston border. Immaculately presented throughout, the property combines period character with a stylish contemporary finish. The ground floor features a welcoming entrance hall, spacious double living room with bay window and garden access, and an impressive open-plan kitchen/dining space with contemporary units, Quartz worktops, central island and breakfast bar. A versatile third reception room, currently used as a home office, and a downstairs WC complete the ground floor. Upstairs are three generous double bedrooms, a further single bedroom and a modern family bathroom, offering excellent flexibility for family living or home working. Externally, there is a two-to-three-car driveway and a private, landscaped rear garden with Indian stone patio, mature hedging and low-maintenance artificial lawn. Conveniently located for local amenities, transport links and well-regarded schools, including Stretford Grammar School and Urmston Grammar Academy. A stylish, versatile family home offering period charm, modern living and an excellent Stretford location. Internal viewing is highly recommended.





Ground Floor



First Floor



Features

- Four spacious bedrooms
- Semi detached property
- 107 Sqm / 1151 Sqft
- Extended accommodation
- Open plan dining kitchen
- Highly desirable location
- Downstairs WC
- Three reception rooms
- Landscaped rear garden
- Viewing highly recommended

Frequently Asked Questions

How long have you owned the property for? 32 years

When was the roof last replaced? yes, in 2005

How old is the boiler and when was it last inspected? Gas central heating -- last serviced in 2024

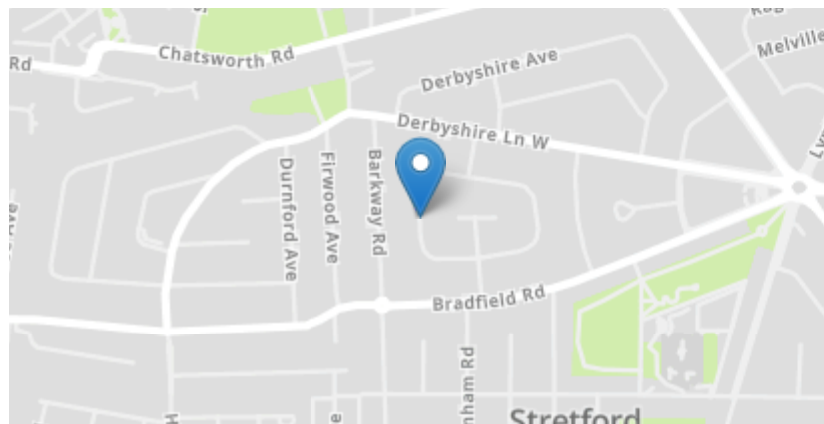
When was the property last rewired? No

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? YES 2005

Reasons for sale of property? Relocate

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	71	76
EU Directive 2002/91/EC		