



DALTON AVENUE
STRETFORD

£325,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



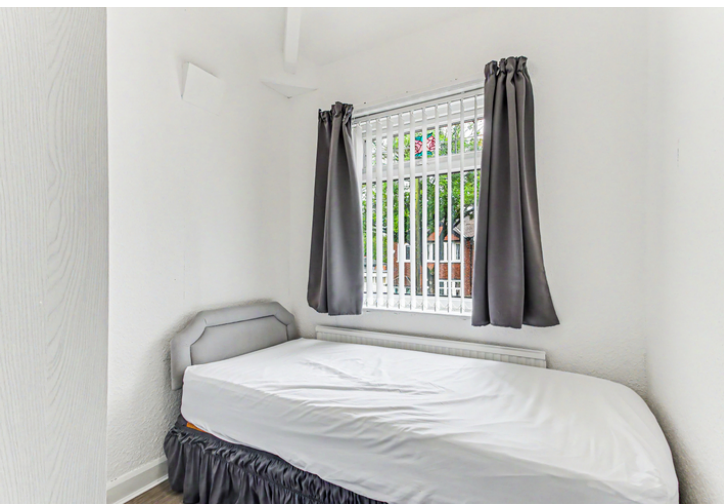
VITALSPACE
INDEPENDENT ESTATE AGENTS



Dalton Avenue, Stretford, M32 9TN

****NO ONWARD CHAIN** - **OVERLOOKING LOSTOCK PARK**** - Positioned in a desirable setting on Dalton Avenue in Stretford, this well presented and substantially extended **THREE BEDROOM** semi detached home offers generous and versatile accommodation, thoughtfully arranged for contemporary family life. The property combines an appealing sense of space with considerable scope for a new owner to personalise and enhance the interiors to their own taste. The ground floor provides a series of well proportioned reception spaces, offering flexibility for both relaxed family living and entertaining. To the rear, the impressive extended kitchen forms the heart of the home, fitted with a range of integrated appliances and providing a sociable and practical space in which to gather, cook and enjoy everyday life. On the first floor are three generously proportioned bedrooms, complemented by a contemporary family bathroom. The accommodation has been well maintained throughout, whilst retaining the opportunity for further refinement and individualisation. Externally, this property continues to impress. A neatly presented front garden sits alongside a substantial gated driveway with parking for several vehicles, while the rear garden is particularly generous in scale. Offering an excellent setting for outdoor entertaining, play and relaxation, the garden enjoys attractive open aspects across Lostock Park, creating a pleasing sense of space and privacy. The location is equally appealing, with Dalton Avenue forming part of a popular and well-established residential setting. A range of local amenities, well-regarded schools and extensive green spaces are all within easy reach. The Trafford Centre Metrolink provides convenient access to the wider transport network, whilst the nearby M60 motorway offers excellent connections across Greater Manchester and beyond. Manchester city centre is also readily accessible, making the property particularly well suited to those seeking an easy balance between city, connectivity and residential surroundings. Offering a compelling combination of generous accommodation, an enviable rear outlook and excellent potential for further enhancement, this is a home with plenty to offer. An early inspection is highly recommended to appreciate the space, setting and possibilities available.





Ground Floor



First Floor



Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- No onward chain
- 86 Sqm / 926 Sqft
- Gated driveway parking
- Overlooking Lostock Park
- Gas central heating
- uPVC double glazing
- Viewing highly recommended

Frequently Asked Questions

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating

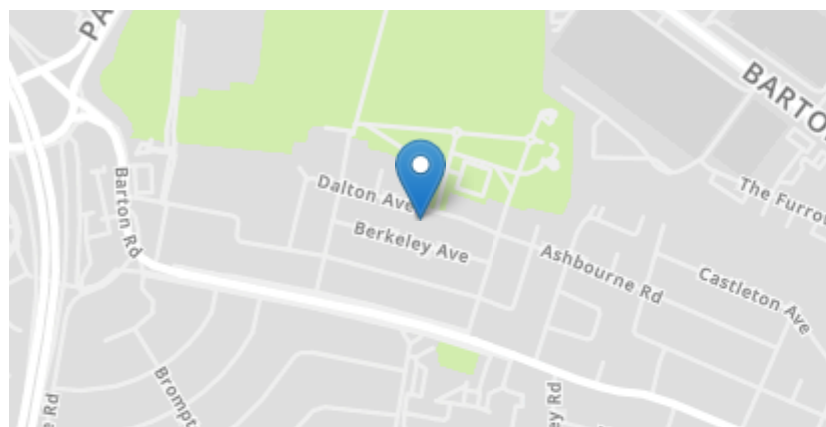
When was the property last rewired? No

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Extended Kitchen

Reasons for sale of property? Inherited property

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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		
	69	75
England, Scotland & Wales		
EU Directive 2002/91/EC		

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