

110 Edge Lane, Stretford, Trafford, M32 8PX



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4 2 3 E

VIDEO TOUR AVAILABLE An incredibly spacious FOUR BEDROOM, DETACHED property, positioned on a highly desirable residential road here in Stretford.

Ideally located between both Chorlton and Stretford and nearby to Stretford Food Hall and several excellent local schools, such as Stretford Grammar school. Close by to Longford Park with its café, playing fields, pets corner, as well as Beech Road in Chorlton Green with its array of independent shops, cafes, bar society and Beech Road Park.

This well-planned home offers over 1,500 sq ft of accommodation consists of an inner porch, a spacious reception hallway, a lounge with a window to the side aspect, along with a large dining room through to a fitted kitchen and a downstairs shower room, completing the ground floor.

Whilst the first floor, the landing leads to three sizable double bedrooms, a five-piece bathroom and a further bedroom.

The property benefits from gas fired central heating, a driveway providing ample off-road parking for multiple vehicles and an enclosed lawned garden with well-established flower beds to the rear. In addition, a substantial brick-built garage offers further parking and superb storage space.

OFFERED WITH NO VENDOR CHAIN.


This impressive detached home is one not to be missed and internal viewing is highly recommended.

£700,000





EPC Chart

| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 67 |
| (39-54) E | | 46 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC  | |



Tenure: Freehold Council Tax Band: E



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