

Flat 27 Libertas House 313 Talbot Road, Stretford, Trafford, M32 0FH

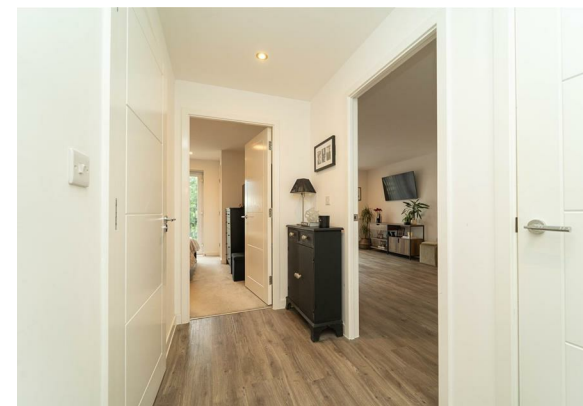


JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £180,000

 1  1  1  B

VIDEO TOUR AVAILABLE A spacious and stylish one double-bedroom, third-floor apartment situated at Libertas House in Stretford. This modern, purpose-built development is located just off Chester Road, offering convenient access to local transport links and a range of nearby amenities. A bus stop is approximately a 5-minute walk away, while Stretford Metrolink station is around a 10-minute walk, providing direct access into Manchester City Centre. The apartment is also well positioned for everyday amenities, with Good local Primary Schools nearby, a selection of shops along Chester Road, and Stretford Mall Food Hall within walking distance, offering a variety of independent bars and cafés. Access to the apartment is via secure communal entrance doors, with stairs and a lift providing access to all floors. Upon entering the apartment, the welcoming entrance hall features useful built-in storage and an intercom system. The accommodation includes a contemporary three-piece bathroom, a spacious double bedroom with built-in storage and double doors opening onto a Juliet balcony. The impressive open-plan living space provides a bright and versatile area for both living and dining, with sliding doors opening onto a further Juliet balcony. A sleek, fully fitted kitchen completes the accommodation, creating a practical living space. Further benefits include gas fired central heating, allocated off road parking, and access to a rooftop garden. Early viewing is highly recommended to fully appreciate the accommodation this apartment has to offer.





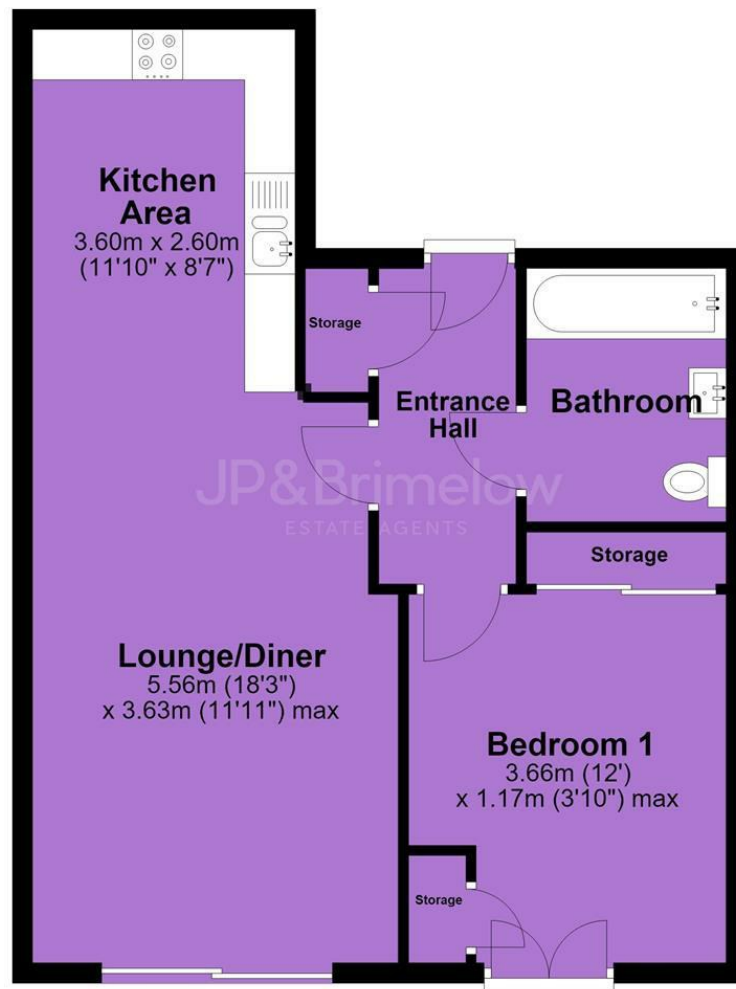
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Tenure: **Leasehold** Council Tax Band: **A**

Third Floor



JP & Brimelow Estate Agents Ltd
 430 Barlow Moor Road, Manchester, M21 8AD
 Tel: 0161 8822233
 E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
 ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow