

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

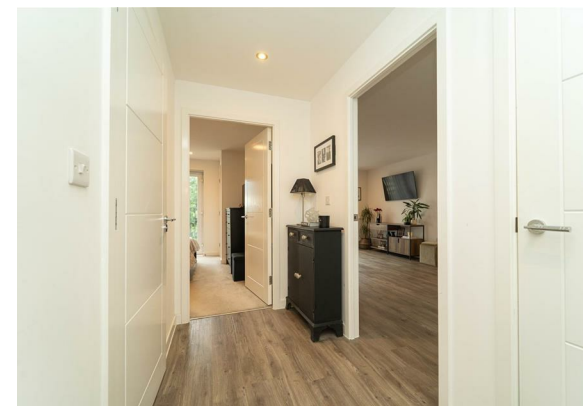


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Offers In The Region Of £180,000

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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.





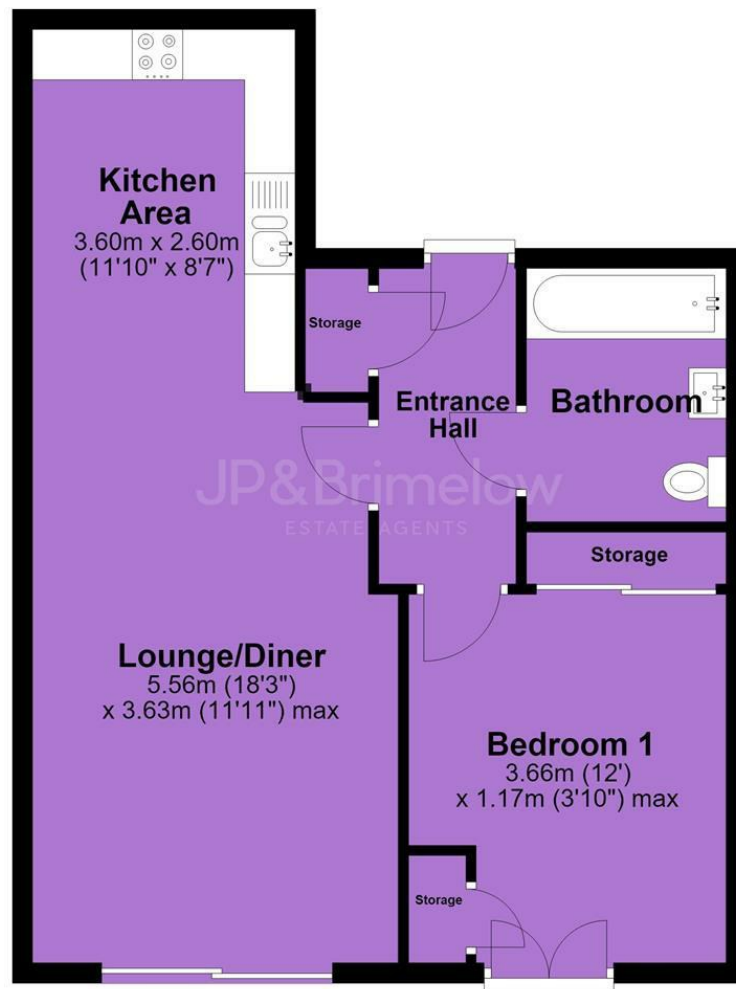
EPC Chart

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



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