



 **3**
Bedrooms

 **1**
Bathroom





TRADING PLACES are pleased to have available this well presented three bedroom semi-detached property situated in a much sought after location of Stretford due to easy access to Manchester City Centre, M60, The Trafford Centre and good local public transport. Just a short walk into Stretford Mall and the Stretford metrolink into Manchester/Altrincham and surrounding areas. The accommodation comprises of entrance hall, lounge and a kitchen/dining room, whilst to the first floor there are three bedrooms and a lovely modern bathroom. Outside: Block paved to front. Lawned garden to rear.

Entrance hall *1.86m x 1.81m*

Composite entrance door. Double glazed window to front. Cupboard. Radiator. Staircase to first floor.

Lounge *4.36m x 4.25m*

Double glazed window to front elevation. Radiator. Laminate floor. Inset ceiling lights. Door to kitchen.

Kitchen/dining room *5.92m x 2.84m*

UPVC double glazed patio doors. UPVC double glazed window. Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap. Integrated electric oven with electric hob over and stainless steel chimney style extractor over. Integrated fridge/freezer. Integrated washing machine. Laminate floor. Inset ceiling lights. UPVC double glazed door to side elevation.

Landing

Doors to all rooms. Loft access.

Bedroom one *3.62m x 3.78m*

Double glazed window to front elevation. Radiator.

Bedroom two *3.16m x 2.33m*

Double glazed window to rear elevation. Radiator.

Bedroom three *3.82m x 2.19m*

Double glazed window to rear elevation. Radiator.

Bathroom

Modern bathroom comprising of P shaped bath with central taps, shower and shower screen over, vanity wash hand basin and a low level WC with push button flush. Tiled to compliment. Ladder style heated radiator. Inset ceiling lights. Two double glazed windows.

Outside

Block paved to front. Garden laid out to lawn to rear, privately enclosed.

