

# TRADING PLACES ●

Asking Price £210,000  
Audley Avenue Stretford M32



 **2**  
Bedrooms

 **1**  
Bathroom

133, Barton Road, Stretford, Manchester, M32 8DN |  
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## DELIGHTFUL TWO BEDROOM EXTENDED SEMI DETACHED HOUSE FOR SALE WHICH IS BEAUTIFULLY PRESENTED THROUGHOUT!!

TRADING PLACES are pleased to have available this well presented extended two bedroom semi-detached property which benefits from double glazing and gas central heating. This well planned accommodation briefly comprising:- a welcoming entrance hallway, two reception rooms and an extended modern fitted kitchen, whilst to the first floor there are two double bedrooms and a family bathroom.

Externally:: Gravel front garden and paved drive providing off road parking, double gates to side with separate bin storage area. Side paved patio area and a lovely south facing lawned garden to the rear with paved patio/path and is privately enclosed.

The property is situated just a short car journey to The Trafford Centre, Media City and Salford Quays, also M60 for surrounding areas. Good public transport and great catchment area for local schools. Lostock Park is also just a short walk away.

### **Entrance hall**

Staircase to first floor. Laminate floor. Radiator.

### **Reception room one** *3.40m x 2.90m*

Double glazed part bay window to front elevation. Single panel gas central heating radiator. Fitted cupboards.

### **Reception room two** *4.41m x 3.43m*

Double glazed window to rear elevation. Feature fireplace with gas insert. TV aerial point. Door to understairs storage. Laminate floor. Door to kitchen.

### **Kitchen** *3.80m x 2.38m*

UPVC double glazed window to rear elevation. Fitted with a range of wall and base units incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap. Integrated oven with hob and extractor over. Plumbed for automatic washing machine. Laminate floor. Breakfast bar. UPVC double glazed door.

### **Landing**

Double glazed window. Loft access which has been part boarded. Doors to all rooms.

### **Bedroom one** *4.45m x 3.18m*

Double glazed half bay window to front elevation. Double panel gas central heating radiator.

### **Bedroom two** *3.40m x 2.53m*

Double glazed window to rear elevation. Single panel gas central heating radiator. Fitted wardrobes.

**Bathroom** *1.80m x 2.68m*

Two double glazed windows. Fitted suite comprising of panel bath with shower over, pedestal wash hand basin and a low level WC. Tiled floor. Part tiled to compliment.

**Outside**

Gravel front garden and paved drive providing off road parking, double gates to side. Side paved patio area and a lovely south facing lawned garden to the rear with paved patio/path and is privately enclosed.



