



 3
Bedrooms

 1
Bathroom





THREE BEDROOM SEMI-DETACHED WITH DETACHED GARAGE AND A FANTASTIC SIZE REAR GARDEN.

BEING SOLD WITH NO CHAIN!!!

Situated in a much sought after location of Stretford and is situated close to the Chorlton border. This well presented accommodation is within close proximity to Longford Park, fantastic schools and motorway networks. This spacious accommodation briefly comprises:- Entrance porch, a welcoming entrance hall, dining room, rear lounge, spacious kitchen/diner with some integrated appliances. Whilst to the first floor there are two double bedrooms with fitted wardrobes and a third bedroom and a bathroom with separate WC.

Externally:- Driveway to the front and a beautiful enclosed well maintained garden mainly laid to lawn with mature shrub borders and patio area.

Entrance Hallway *2.57 x 4.24*

Stained glass window to the side elevation. Staircase leading to the first floor. Understairs storage cupboard. Wood floor.

Reception One *3.9 x 3.76*

Double glazed bay window to front elevation. Feature dado rail. Radiator.

Reception Two *3.93 x 4.6*

Double glazed French door opening to the rear garden. Feature dado rail. Wall mounted electric fire. Radiator.

Kitchen/Diner *6.81 x 2.43*

Double glazed windows to rear and side elevation. Fitted with a range of wall and base units with contrasting worktops with stainless steel sink unit with mixer tap. Cooker point. Integrated fridge, washing machine and dishwasher. TV Point. Ceiling spotlights and tiled floor. Dining area and door opening to the side.

Landing

Feature Stained glass window to side elevation. Access to all first floor rooms.

Bedroom One *3.12 x 4.22*

Double glazed bay window to front elevation. Fitted wardrobes. Radiator.

Bedroom Two *3.4 x 4.61*

Double glazed window to rear elevation. Fitted wardrobes. Radiator.

Bedroom Three *2.71 x 2.68*

Double glazed window to front elevation. Radiator.

Bathroom *1.79 x 2.34*

Double glazed frosted window. Panel bath with shower over and a pedestal wash hand basin.

Separate WC

Double glazed window. WC.

Externally

Driveway to the front and a beautiful enclosed well maintained garden mainly laid to lawn with mature shrub borders and patio area.



Total Area: 107.3 m² ... 1155 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

