



 **3**
Bedrooms

 **3**
Bathrooms





TRADING PLACES are pleased to have available this well presented modern three bedroom semi-detached property which benefits from double glazing and gas central heating. Briefly the accommodation comprises of entrance door opening to the open plan hall, kitchen, lounge and ground floor WC, whilst to the first floor there are three bedrooms master being en-suite and a family bathroom. Outside: Drive to front providing ample off road parking. Lawned garden to rear with paved patio area, privately enclosed and gated exit.

The property is situated close to Stretford Marina, Trafford Park train station into Manchester, lovely canal walks and short cycle journey to Media City. Alternatively good public transport to surrounding areas such as The Trafford Centre. A short walk to Stretford Mall, Stretford Metrolink and the lovely Victoria Park.

A Viewing is highly recommended for this beautifully presented three bedroom semi-detached.

Composite entrance door

Opening to entrance hall, ground floor WC, kitchen and lounge.

Hall area

Staircase to first floor with understairs storage. UPVC double glazed window. Door to GFWC.

Ground floor WC

UPVC double glazed frosted window. Low level WC and wash hand basin. Radiator. Laminate floor.

Kitchen *2.66m x 2.84m*

Fitted with a range of modern wall and base units incorporating a stainless steel sink unit with mixer tap. Integrated double oven with induction hob over and chimney style extractor above. Plumbed for automatic washing machine and dishwasher. Space for free standing appliances.

Laminate floor. UPVC double glazed window.

Lounge *7.49m x 4.87m*

UPVC double glazed doors with windows either side. UPVC double glazed window to side. Gas central heating radiator.

Landing

Doors to all rooms. Gas central heating radiator.

Bedroom one *2.71m x 4.25m*

UPVC double glazed window. Gas central heating radiator. Door to en-suite.

En-suite

Walk-in shower with gas shower, vanity wash hand basin and a low level WC. Shaver socket. Heated towel rail.

Bedroom two *2.72m x 3.01m*

UPVC double glazed window. Gas central heated radiator.

Bedroom three *3.25m x 2.08m*

Two UPVC double glazed windows. Gas central heating radiator.

Bathroom *2.07m x 1.93m*

Fitted suite comprising of panel bath with shower over, vanity wash hand basin and a low level WC. Tiled to compliment. Heated towel rail. UPVC

double glazed window.

Outside

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