



3

Bedrooms



2

Bathrooms





TRADING PLACES are pleased to have available this well presented three bedroom semi-detached property which benefits from double glazing and gas central heating. Briefly the accommodation comprises of entrance porch, entrance hall, ground floor WC, two reception rooms and a fitted kitchen/dining room, whilst to the first floor there are three bedrooms a bathroom and separate WC. Outside: Pressed concrete garden to front and side leading to a large detached garage. Pressed concrete patio and path, lovely lawned garden and is privately enclosed to the rear.

The property is situated in a much sought after location of Stretford on the Chorlton border close to Longford Park, a short walk to Stretford Metro-link taking you to Manchester/Altrincham or Stretford Mall. Just a short car journey to M60 and The Trafford Centre or Media city. Great catchment area for the locals schools.

A good size family home and a viewing is highly recommended.

### **UPVC double glazed entrance porch**

**Entrance hall** *5.3m x 2.5m*

Door to storage cupboard. Leaded light window. Staircase to first floor. Radiator. Carpet. Door to understairs WC

**Understairs WC** *1.3m x 1.9m*

Low level WC.

**Front reception room** *3.9m x 4.3m*

UPVC double glazed bay window to front elevation. Feature fireplace with electric insert. Coving to ceiling. Picture rail. Radiator. Carpet.

**Rear reception room** *6.4m x 3.5m*

UPVC triple glazed double doors with windows either side. Feature fireplace with gas insert. Coving to ceiling. Picture rail. Radiator. Carpet.

**Kitchen/dining room** *5.3m x 2.5m*

Three UPVC double glazed windows. Fitted with a range of wall and base units incorporating sink unit. Integrated oven and hob. Plumbed for automatic washing machine. Space for free standing appliances. Breakfast bar. Tiled area to kitchen. Carpet to dining area. Radiator. UPVC double glazed door.

### **Landing**

**Bedroom one** *4.3m x 3.2m*

UPVC double glazed bay window to front. Fitted wardrobes. Radiator. Carpet.

**Bedroom two** *4.0m x 3.2m*

UPVC double glazed window to rear elevation. Fitted wardrobes. Radiator. Carpet.

**Bedroom three** *2.5m x 2.7m*

UPVC double glazed window to front. Picture rail. Radiator. Carpet.

**Bathroom** *2.5m x 1.5m*

UPVC double glazed window. Panel bath with shower over and a pedestal wash hand basin. Tiled to compliment. Radiator.

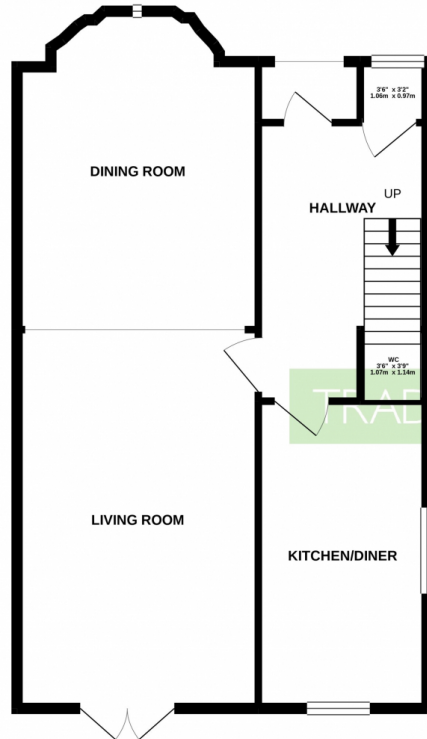
**Seperate WC** *0.8m x 1.6m*

UPVC double glazed window. Low level WC. Part tiled to compliment.

**Outside**

Pressed concrete garden to front and side leading to a large detached garage. Pressed concrete patio and path, lovely lawned garden and is privately enclosed to the rear.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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