



 4
Bedrooms

 3
Bathrooms





Edwardian period home

Trading Places are pleased to have on the market this fantastic size period family home built in 1906 boasting many original features, lovely high ceilings with feature coving and Cast Iron fireplaces.

In brief this property comprising of:-

A lovely welcoming entrance hallway which retains all original coving including original above door mouldings and arts and crafts staircase.

The front reception room has an art nouveau open fire place and original surround and decorative architectural bay window arch.

The rear reception room has dual fuel log burner, original coving and opens to the Conservatory.

Large open plan newly fitted Kütchenhaus kitchen with integrated appliances, Quooker tap, larder cupboard complete with copper splash back, with access to the 3 roomed central heated cellar including an office room, gym area and white goods with sink and storage area, with the convenience of an outdoor toilet.

The ground floor has the benefit of a shower room with a marble floor and a double width shower. Original polished wooden floors throughout downstairs. Wool carpets in the rest of the rooms and stair case and landing.

To the first floor there are four generous size double bedrooms with cast iron fireplaces.

The master bedroom is to the rear with French doors opening to a balcony with outstanding views over Victoria Park.

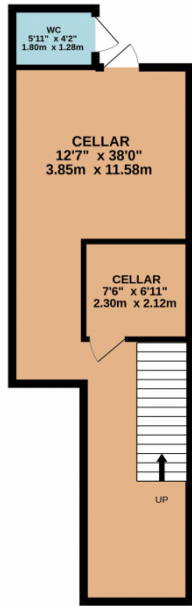
A large family bathroom with roll top shower bath and high cistern Burlington toilet.

The first floor also benefits from a laundry room including plumbing for washing machine and an extra large hatch to the enormous loft space.

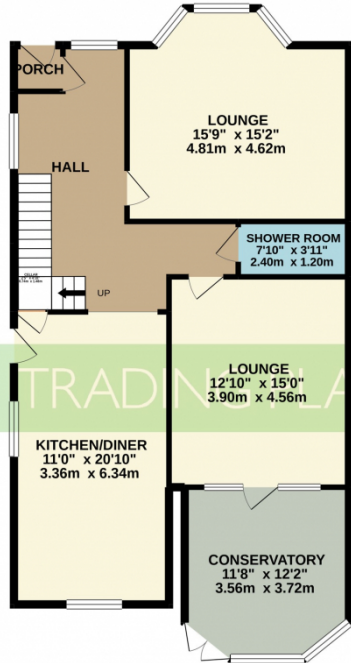
Externally:- Shale driveway to the front with room for two cars. A bespoke design iron gate which was commissioned to replicate the gates of the local Victoria park gates on Park Road leads to the rear family size garden which is mainly laid to lawn with shrub borders, pond surrounded by bamboo, a two storey playhouse, pergola and wood shed. Gated access direct into Victoria Park which is a quiet park containing a tennis court, basketball court and other benefits such as a tranquility garden and children's playgrounds.

The location of this period home is convenient for links to media city, Manchester City and is in the catchment of Stretford Grammar school with easy access to surrounding areas, Chorlton, sale and Urmston.

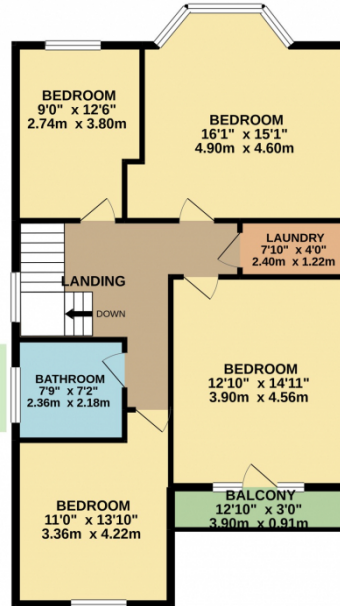
BASEMENT
425 sq.ft. (39.5 sq.m.) approx.



GROUND FLOOR
994 sq.ft. (92.4 sq.m.) approx.



1ST FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA: 2279 sq.ft. (211.7 sq.m.) approx.

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.
Made with Metropix ©2021

