



 **3**
Bedrooms

 **1**
Bathroom





THREE BEDROOM END TERRACED BEING SOLD WITH NO CHAIN!!

FREEHOLD PROPERTY!!

Trading Places are pleased to have available this lovely three bedroom spacious terraced house. In brief this well planned accommodation briefly comprising:- entrance hallway, front lounge, dining room and modern kitchen with double patio doors opening to the rear. To the first floor there are three bedrooms and a bathroom with separate WC.

Externally:- Paved garden to the front and an enclosed rear garden which is mainly laid to lawn and has a separate outhouse which is used for storage.

Location:- Set in a fantastic location for all local amenities and there are good local schools within walking distance. Stretford Shopping Mall is closeby with the Metrolink Tram station offering easy access into the City Centre and Media City.

Entrance Hallway *1.9 x 4.1*

Front door opening to the entrance hallway. Staircase leading to the first floor with an Under stairs storage cupboard. Radiator. Boiler housed in unit.

Lounge *3.71 x 2.72*

Double glazed window to front elevation. Radiator.

Dining Room *3.05 x 2.7*

Double glazed window. Radiator. Tiled laminate flooring.

Kitchen *2.47 x 2.69*

Double glazed window to side elevation. Shaker style kitchen fitted with a range of wall and base units with contrasting worktops and tiled splashbacks, incorporating a stainless steel sink unit with mixer tap. Four ring integrated gas hob with extractor above and oven below. Integrated washing machine and fridge freezer. Ceiling spotlights. Double glazed patio doors opening to the rear garden.

Landing

Double glazed frosted window to side elevation. Storage cupboard and loft access.

Bedroom One *3.16 x 3.13*

Double glazed window to front elevation. Radiator.

Bedroom Two *3.16 x 3.78*

Double glazed window to rear elevation. Radiator.

Bedroom Three 2.63 x 2.62

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

Bathroom 1.60 x 1.66

Double glazed frosted window to the rear elevation. White bathroom suite comprising:- Panel bath with shower over, wash hand basin. Tiled walls and laminate flooring.

Separate WC

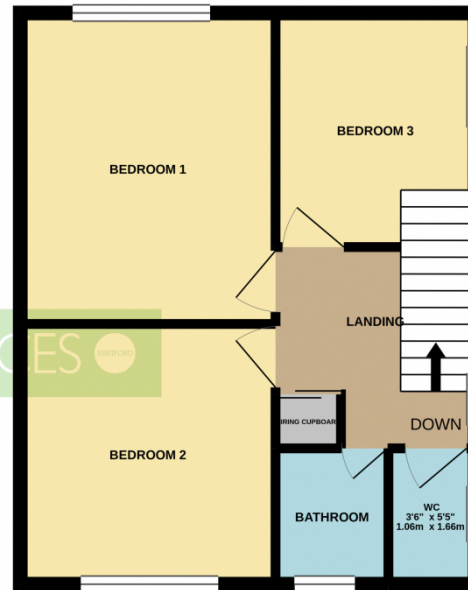
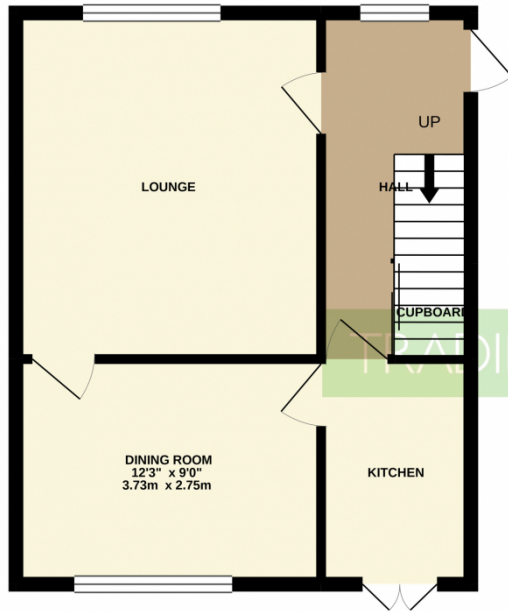
Double glazed frosted window to rear elevation. Fitted with a WC. Laminate flooring.

Externally

Paved front garden leading to rear garden with an Outhouse useful for storage and an enclosed rear garden which is mainly laid to lawn.

GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 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.
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