



 **3**
Bedrooms

 **1**
Bathroom





TRADING PLACES are pleased to have available this lovely extended three bedroom semi-detached property which benefits from double glazing and gas central heating. Briefly the accommodation comprises of entrance porch, entrance hall, front reception room, rear reception room and a fitted kitchen, whilst to the first floor there are three bedrooms and a bathroom. Outside: Paved drive to front and side providing off road parking and leads to a rear detached garage. Lawned garden to the rear which is privately enclosed.

The property is situated in a much sought after location just a short walk into Urmston or Stretford town centres, Humphrey Park train station and good catchment area for the local schools. Ideal family home.

Entrance porch

UPVC double glazed entrance porch with wood door.

Entrance hall

Door and window to front elevation. Staircase to first floor. Understairs storage. Double panel gas central heating radiator. Laminate floor.

Front lounge *3.60m x 3.19m*

UPVC double glazed box bay window to front elevation. Laminate floor. fireplace with gas insert.

Extended rear lounge *3.87m x 4.84m*

UPVC double glazed double doors and windows either side to rear garden. Carpet,

Extended Kitchen *2.82m x 5.59m*

Fitted with a range of wall and base units incorporating a sink unit with mixer tap. Integrated cooker and hob with extractor over. Tiled to compliment. Space for free standing appliances. Single panel gas central heating radiator. UPVC double glazed window and door to rear.

Landing

UPVC double glazed window to half landing.

Bedroom one *2.61m x 3.47m*

UPVC double glazed box bay window to front elevation. Fitted with a range of wardrobes. and drawers. Single panel gas central heating radiator.

Bedroom two *2.58m x 2.42m*

UPVC double glazed window to rear elevation. Single panel gas central heating radiator.

Bedroom three *2.66m x 3.18m*

UPVC double glazed window to rear elevation. Fitted with a range of wardrobes and cupboards. Single panel gas central heating radiator.

Bathroom *2.37m x 1.50m*

Fitted suite comprising of P-shaped bath with shower screen and shower, vanity wash hand basin and WC. Tiled to compliment. UPVC double glazed window.

Outside

Paved drive to front and side leading to a detached garage. Gated to side leading to a lawned garden which is privately enclosed.

