



 **3**
Bedrooms

 **1**
Bathroom





LARGE PERIOD STYLE THREE BEDROOM END TERACED WITH GARAGE AND LOFT ROOM.

Trading Places are pleased to have available this generous size family property which is tastefully presented throughout. On entering the property there is an entrance hallway with high ceilings and a light and airy front reception room open to a rear reception room. A lovely modern fitted kitchen (installed 5 years ago) with some built in appliances. The property also has the added benefit of a ground floor WC. To the first floor there are three good size bedrooms and a modern family bathroom suite. Stairs leading to the loft room with Skylight window.

Externally: - Small gated garden to the front and a lawn to the side with separate patio area. To the rear is a detached garage and gated access.

Location: - Set in a great location for fantastic local schools, parks and easily accessible supermarkets such as Lidl and Tesco and just a short walk to White city retail centre where you will find various stores such as Marks and Spencer.

Metrolink tram stop is not too far way offering quick access to the City Centre, Media City, Altrincham and The Trafford Centre.

EARLY VIEWING ESSENTIAL TO APPRECIATE THIS PERFECT FAMILY PROPERTY!!

Entrance Porch

Entrance Hall

Staircase leading to the first floor. Radiator.

Reception One

Three double glazed windows to front elevation. TV Point. Radiator. Open to: -

Reception Two

Two double glazed windows. Radiator.

Kitchen

Two double glazed windows. Fitted with a range of high gloss modern wall and base units with woodwork surfaces and tiled splashback. Integrated 5 ring gas hob with chimney style extractor above and oven below. Stainless steel sink with mixer tap. Integrated washing machine and dishwasher and integrated fridge/freezer. Radiator. Laminate floor.

Ground Floor WC

Double glazed frosted window. Fitted with a WC. Half wood panel wall and vinyl floor.

Landing

Access to all first-floor rooms.

Master Bedroom

Three double glazed windows to front elevation. Built in wardrobes. Radiator.

Bedroom Two

Two double glazed windows. Built in wardrobes. Radiator.

Bedroom Three

Double glazed window. Radiator.

Family Bathroom

Modern white bathroom suite comprising: - panel bath with shower over, vanity wash hand basin and low-level WC with push button flush. Heated towel rail. Tiled walls and tiled floor. Double glazed frosted window.

Curved metal spindle staircase leading to loft room.

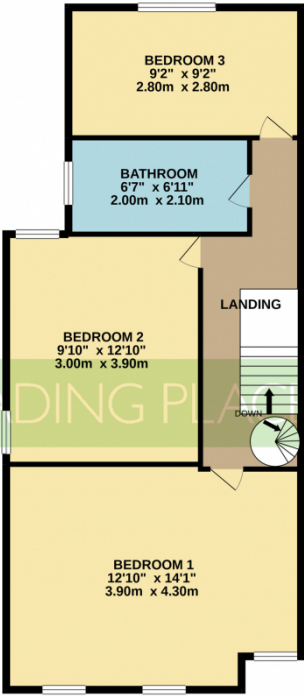
Loft Room

Double glazed skylight window. Useful storage/office space

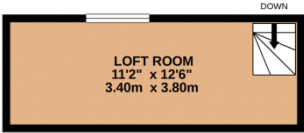
GROUND FLOOR
1049 sq.ft. (97.5 sq.m.) approx.



1ST FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



2ND FLOOR
188 sq.ft. (17.4 sq.m.) approx.



TOTAL FLOOR AREA : 2308 sq.ft. (214.4 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

