



 3  
Bedrooms

 1  
Bathroom











**TRADING PLACES IS PLEASED TO WELCOME THIS BEAUTIFUL, THREE BEDROOMED PERIOD END TERRACE WHICH IS SITUATED ON THE EVER POPULAR ROAD, NORWOOD ROAD**

**\*\*\*FREE HOLDPROPERTY\*\*\***

The location is ideal for: Longford Park, Stretford Metrolink and close proximity to Chorlton Green, prefect for professionals and families alike.

Internally there are many attractive features which includes: stripped wooden floors, multi fuel feature fire within the Lounge and a superb intergrated fitted Kitchen.

In addition to the accommodation there is a lovely private established rear Garden.

### **Entrance Hall**

Entrance Hallway having a staircase rising to the First Floor. UPVC double glazed window to the side.

### **Lounge** *3.89m x 3.17m*

A well-proportioned Reception Room, UPVC double glazed window to the front elevation. Cast iron multi fuel fire set upon a raised hearth. Coved ceiling. Stripped wooden floor. Opening into the Dining Room.

### **Dining Room** *3.35m x 3.33m*

Another excellent-sized Reception Room having a UPVC double glazed window to the rear elevation overlooking the Garden. Continuation of the stripped wooden floors. Door to the modern Kitchen and Ground Floor WC.

### **Downstairs WC**

Ground Floor WC fitted with a contemporary suite comprising of: low-level WC with push button flush, vanity sink unit. Wall-mounted, heated chrome towel rail. opaque, UPVC double glazed window to the side elevation. Continuation of the stripped wooden floors.

### **Kitchen** *4.83m x 2.39m*

Superb, modern family Kitchen. The Kitchen itself has been re-fitted with an extensive range of contemporary base and eye-level units with block worktops and sink unit with mixer tap. Built-in, stainless steel fronted electric oven with integrated microwave above. Five ring, stainless steel gas hob with oversized, stainless steel extractor hood over. The Kitchen includes a host of integrated appliances to include: fridge freezer, 'Slimline' dishwasher, washing machine and tumble dryer. Wall-mounted, 'Worcester' gas central heating boiler concealed within one of the cupboards. UPVC double glazed window to the rear and side elevation. Contemporary, vertical, wall-mounted radiator.

## **Landing**

Landing having a spindled balustrade to the return of the staircase opening. Panelled doors then open to the Three Bedrooms and Bathroom. UPVC double glazed window to the side elevation.

## **Bedroom 1** *4.24m x 3.02m*

A wonderful, large Double Bedroom having Two, UPVC double glazed windows to the front elevation. Stripped wooden floors. Coved ceiling.

## **Bedroom 2** *3.33m x 2.59m*

Another good-sized bedroom having a UPVC double glazed window to the rear elevation. Built-in wardrobe / cupboards to One of the alcoves.

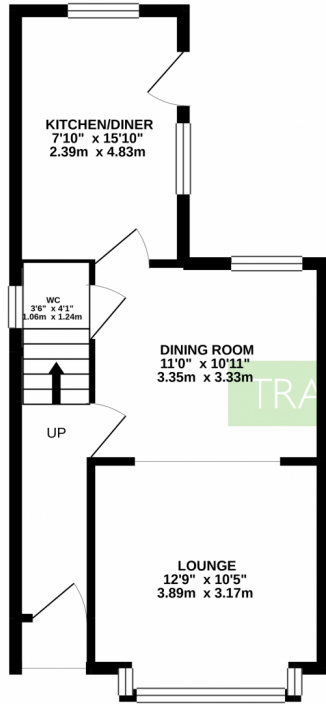
## **Bedroom 3** *3.89m x 2.41m*

UPVC double glazed window to the rear elevation overlooking the Gardens.

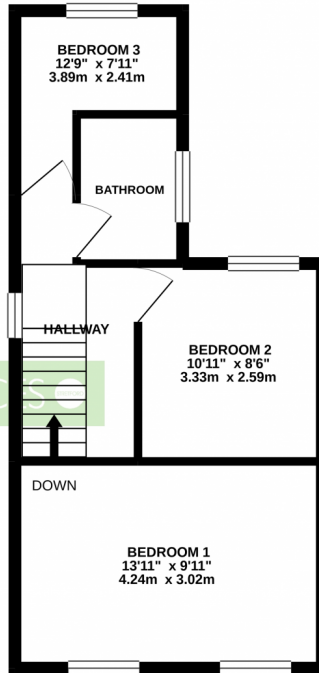
## **Bathroom**

The Bathroom is fitted with a modern white suite with chrome fittings comprising of: shaped panelled bath with shower over and curved shower screen, vanity sink unit, low-level WC. Wall-mounted, heated chrome towel rail. Part-tiled walls. Opaque, UPVC double glazed window to the side elevation.

GROUND FLOOR



1ST FLOOR



TRADING PLACES

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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 