

# TRADING PLACES ●

Offers over £285,000  
Ashbourne Road Stretford M32



 **3**  
Bedrooms

 **1**  
Bathroom

133, Barton Road, Stretford, Manchester, M32 8DN |  
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TRADING PLACES are pleased to have available this well presented three bedroom semi-detached property which benefits from double glazing and gas central heating. Briefly the accommodation comprises of entrance porch, entrance hall, sunshine lounge and a fitted kitchen, whilst to the first floor there are three bedrooms and a bathroom. Outside: Block paved to front providing off road parking. Lovely Astro turf garden to the rear with decked patio area, large paved patio area with a Tiki bar and is privately enclosed.

The property is situated in a much sought after location of Stretford just a short drive to M60 and The Trafford Centre. Good public transport to surrounding areas, great catchment area for local schools and walking distance to Lostock Park.

### **UPVC double glazed enclosed entrance porch**

#### **Entrance hall** *1.90m x 2.70m*

Staircase to first floor. Radiator. Wood floor. Alarm control panel.

#### **Kitchen** *2.60m x 4.90m*

Double glazed windows to side and rear elevations. Fitted with a range of wall and base units incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap. Tiled splash back. Integrated double oven. Five ring gas hob with chimney style extractor over. Plumbed for automatic washing machine. Wall mounted boiler. Opening to dining area.

#### **Extended lounge/dining room** *2.50m x 8.90m*

Double glazed window to front. Feature fireplace. Picture rail. Wood floor. Two radiators. Double glazed double doors with window either side opening to the lovely lawned garden.

#### **Landing**

Double glazed window to half landing.

#### **Bedroom one** *3.10m x 3.80m*

Double glazed window to front. Radiator.

#### **Bedroom two** *2.60m x 3.20m*

Double glazed window. Radiator.

#### **Bedroom three** *2.30m x 2.60m*

Double glazed window. Radiator.

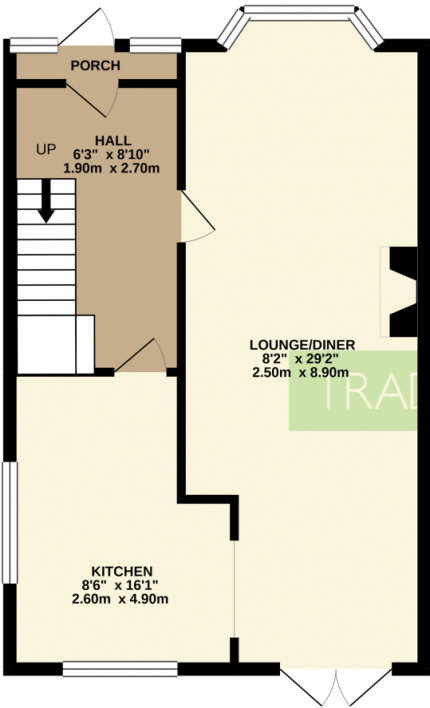
**Bathroom** *1.70m x 2.30m*

Double glazed window. Fitted suite comprising of panel bath with shower over, pedestal wash hand basin and a low level WC. Tiled to compliment. Radiator.

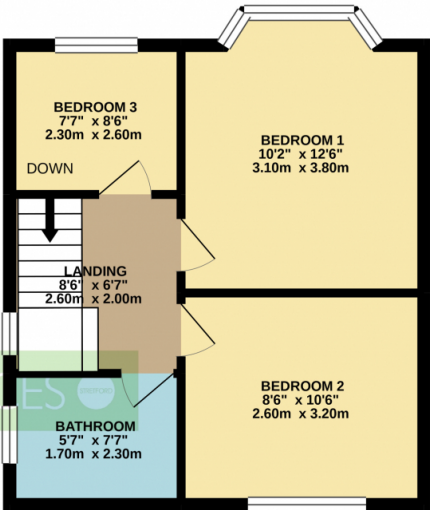
**Outside**

Block paved to front providing off road parking. Lovely Astro turf garden to the rear with decked patio area, large paved patio area with a Tiki bar and is privately enclosed.

GROUND FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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.  
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