



 **3**
Bedrooms

 **1**
Bathroom





TRADING PLACES are pleased to have available this lovely three bedroom semi-detached property which benefits from double glazing and gas central heating. Briefly the accommodation comprises of entrance porch, entrance hall, two reception rooms and a fitted kitchen, whilst to the first floor there are three bedrooms, bedroom two being en-suite and a bathroom. Outside: Lovely lawned garden with mature bushes and plants to the front. Concrete drive to front and side leading to a detached garage. Lawned garden to rear, privately enclosed.

The property is situated in a much sought after location of Stretford on the ever popular Kings Road, just short car journey into Manchester City Centre, Chorlton Town Centre and a great catchment area for local schools

Entrance porch

Double glazed entrance door. Double glazed window to front.

Entrance hall *3.6m x 2.09m*

Double glazed window to side elevation. Staircase to first floor. Radiator. Laminate floor.

Front reception room *3.4m x 3.6m*

UPVC double glazed bay window to front. Radiator. Laminate floor. Coving to ceiling.

Rear reception room *3.6m x 3.3m*

Double glazed window. Radiator. Laminate floor.

Kitchen *3.4m x 2.3m*

Two x UPVC double glazed window to side and one UPVC double glazed window to rear elevations. Fitted with a range of wall and base units incorporating a sink unit with mixer tap. Tiled splash back. Integrated oven and gas hob with extractor over. Integrated washing machine. Integrated dishwasher. Inbtegrated fridge and a freezer. Laminate floor. Radiator. Double glazed door.

Landing

UPVC double glazed window to half landing.

Bedroom one *3.5m x 3.4m*

UPVC double glazed bay window. Radiator. Carpet.

Bedroom two *3.6m x 2.9m*

UPVC double glazed window. Radiator. Door to en-suite.

Ensuite *1.7m x 0.89m*

Toilet and sink. Extractor fan.

Bedroom three *2.9m x 2.3m*

UPVC double glazed window. Radiator. Carpet.

Bathroom *2.7m x 1.6m*

Fitted four piece suite comprising of panel bath, Quadrant shower cubicle, vanity wash hand basin and a low level WC. Tiled to compliment. UPVC double glazed window.

Outside

Lovely lawned garden with mature bushes and plants to the front. Concrete drive to front and side leading to a detached garage. Lawned garden to rear, privately enclosed.

GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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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