

# TRADING PLACES ●

Offers over £375,000  
47 Warwick Road South, M16



 3  
Bedrooms

 1  
Bathroom

133, Barton Road, Stretford, Manchester, M32 8DN |  
[admin@tradingplaces.co.uk](mailto:admin@tradingplaces.co.uk)

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## CORNER POSITIONED BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE WITH EXTENDED KITCHEN/DINER

THE PROPERTY HAS SCOPE FOR FULL WRAP AROUND EXTENSION. BEAUTIFUL GARDEN TO FRONT /SIDE REAR WITH A DETACHED GARAGE.

Set in a great location for all local amenities, good local schools and parks and within close proximity to two Metrolink Tram Stations offering easy access into the City Centre, Media City and surrounding areas.

Trading Places are pleased to have available this well-presented spacious accommodation which briefly comprising: - Welcoming entrance hallway. Two reception room and a large kitchen/diner. To the first floor there are two double bedrooms and a single bedroom. Family bathroom with separate WC. The property is fully double glazed and is warmed by gas central heating. Secure burglar alarm installed.

Externally: -- Lawned garden to the front with gated entrance to the side garden and to the rear is a good size garden with a separate patio area for outside entertaining in the summer months. Detached brick garage which has electric installation with access from the side of the property.

### ENTRANCE PORCH

Double glazed porch.

### HALLWAY 1.70m x 4.00m

Welcoming entrance hallway with staircase leading to the first floor with understairs storage which could be converted into a ground floor WC.

### RECEPTION ROOM ONE 3/50m x 3.60m

Double glazed bay window to front elevation. Original feature fireplace. Radiator. Laminate flooring,

### RECEPTION TWO 3.60m X 4.30m

Double glazed window to rear elevation. Feature fireplace. Radiator. Laminate flooring.

### KITCHEN/DINER 3.50m x 5.30m

Two double glazed windows. Lovely large open plan kitchen/diner. Fitted with a range of white wall and base units with contrasting worktops incorporating a double round stainless-steel sink unit with mixer tap. Integrated electric hob with oven below. Plumbed for washing machine and space for fridge freezer. Cupboard housing a new boiler. Space for large dining table and chairs. Ceiling spotlights. Laminate flooring. Door to the side.

### Landing

Access to all first-floor rooms.

#### **BEDROOM ONE 3.30M X 4.30M**

Double glazed window to front elevation. Fitted wardrobes. Radiator.

#### **BEDROOM TWO 3.10m x 3.30m**

Double glazed window to rear elevation. Fitted wardrobes. Radiator.

#### **BEDROOM THREE 2.20m x 2.70m**

Double glazed window to front elevation. Fitted cupboard unit. Radiator.

#### **BATHROOM 1.30m x 2.20m**

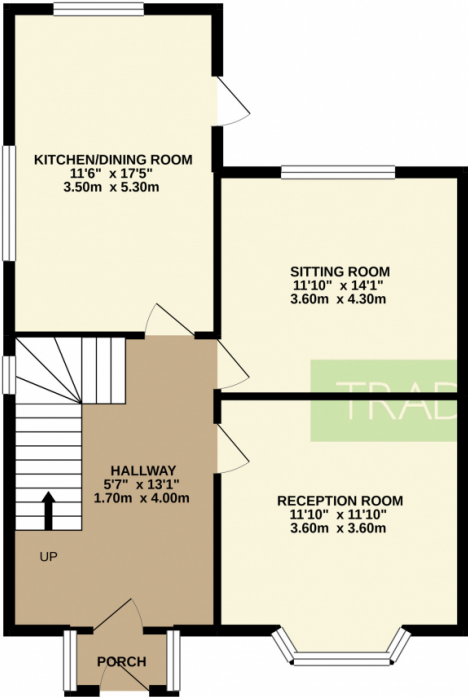
Double glazed frosted window to side elevation. White bathroom suite comprising panel bath with shower over, pedestal wash hand basin and Radiator.

#### **SEPARATE WC 0.7m x 1.6m**

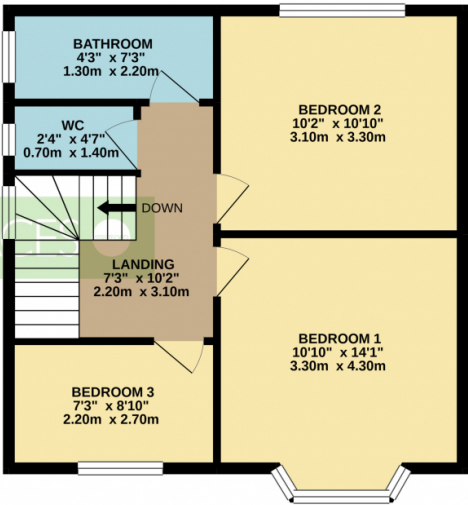
Double glazed frosted window to side elevation. Fitted with a WC.



GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1162 sq.ft. (108.0 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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