

TRADING PLACES ●

Asking Price £425,000
Kings Road, Stretford, M32



 3
Bedrooms

 2
Bathrooms

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Great opportunity to purchase a lovely family home on the ever popular Kings Road. This well maintained Three bedroom semi-detached with a loft conversion with ensuite

Set in a fantastic location for all local amenities and within walking distance to well respected schools.

The property has been well maintained over the years and is double glazed and warmed by gas central heating.

In brief this spacious accommodation briefly consists of: - entrance porch, entrance hallway, Front reception room opening to a rear reception room, dining room open to modern kitchen. The property also has the added benefit of a ground floor WC.

To the first floor there are three bedrooms and bathroom with separate WC. Stairs leading to a loft room with an ensuite shower.

Externally: -Gated driveway to the front leading to attached garage and an enclosed garden to the rear with is mainly laid.

Entrance Porch

UPVC door opening to porch.

Entrance Hall

Hardwood door opening to hallway. Double glazed window to side elevation. Staircase leading to the first floor. Double panel radiator. Wood flooring.

Reception One 3.57m x 4.02m

Double glazed bay window to front elevation. Ceiling cornice. Fireplace. Radiator. Sliding doors opening to the rear reception room.

Reception Two 3.76m x 3.62

Double glazed window to rear elevation. TV Point. Ceiling cornice. Fireplace. Radiator.

Dining Room 3.56m x 2.52m

Double glazed window and door with access to the garden. Double panel radiator. Boiler housed in cupboard. Open to Kitchen

Kitchen 3.50m x 2.53m

Double glazed window to rear elevation. Fitted with a range of modern shaker style wall and base units with contrasting worktops incorporating a single drainer sink unit with mixer tap. Integrated gas hob with double oven housed in unit. Plumbed for washing machine and space for dryer and fridge freezer. Ladder style radiator. Tiled floor. Access to ground floor WC and attached garage.

Ground Floor WC

Fitted with a WC. Wall mounted sink and tiled floor.

Landing

Double glazed window to side elevation. Access to all three bedrooms, bathroom and WC and stairs to loft room.

Bedroom One 3.27m x 3.77m

Double glazed bay window to front elevation. Modern fitted sliding wardrobes. Radiator.

Bedroom Two 4.35m x 2.83m

Double glazed window to rear elevation.

Bedroom Three 2.55m x 2.52m

Double glazed window to front elevation. Radiator.

Bathroom 2.46m x 1.74m

Double glazed frosted window. White bathroom suite comprising: - panel bath, walk in corner shower, pedestal wash hand basin. Heated towel rail. Tiled floor.

Separate WC

Double glazed frosted window. Fitted with a WC. Tiled floor.

Stairs leading to Loft Room

Loft Conversion 4.35 x 3.75

Two Velux windows. Currently used as a double bedroom, two small storage cupboards and ensuite shower.

Attached Garage 5.23m x 2.11m

Fitted with electric

