



 2
Bedrooms

 1
Bathroom





AN AMAZING EXTENDED TWO BEDROOM SEMI DETACHED WITH SOUTH FACING REAR GARDEN!

Beautifully presented throughout this lovely property is in move condition. Set in a great location for both Stretford & Urmston local amenities offering great transport links including the M60 motorway network and just a short commute into Manchester city centre, Media city, Salford Quays and the Trafford centre with popular schools.

In brief this spacious accommodation comprises of, entrance hallway, front reception room, open plan lounge/dining room and a modern fitted kitchen. To the first floor there are two double bedrooms and a modern bathroom. The property is warmed by gas central heating & UPVC double glazing throughout.

Externally: - To the front of the property is a patern printed concrete driveway with ample room for off road parking for several cars. To the rear is a lovely SOUTH FACNG GARDEN which is mainly laid to lawn with separate patio.

Hallway

UPVC double glazed door leading in. Laminate flooring, meter cupboard and double panel radiator.

Lounge - 3.35m x 2.97m

UPVC double glazed window to the front elevation, laminate floor, feature picture rail and double panel radiator.

Lounge - 4.39m x 4.39m

UPVC double glazed windows to the side elevation, TV Point, laminate floor, feature ceiling coving, under stairs storage cupboard, TV point and double panel radiator.

Dining Room - 3.33m x 2.62m

UPVC double glazed door with side lights to the rear elevation, laminate floor, and double panel radiator.

Extended Kitchen - 3.33m x 2.72m

UPVC double glazed window to the rear elevation. Fitted with a range of wall and base units fitted roll edge work surfaces incorporating a stainless steel sink with mixer tap, tiled splash back, integrated electric oven and hob with stainless steel extractor above. Plumbed for washing machine and space for free standing fridge freezer, Ceiling spotlights and tiled floor. Stable style wood door.

Shaped Landing - UPVC double glazed window to the side elevation.

Bedroom One - 4.34m x 3.43m

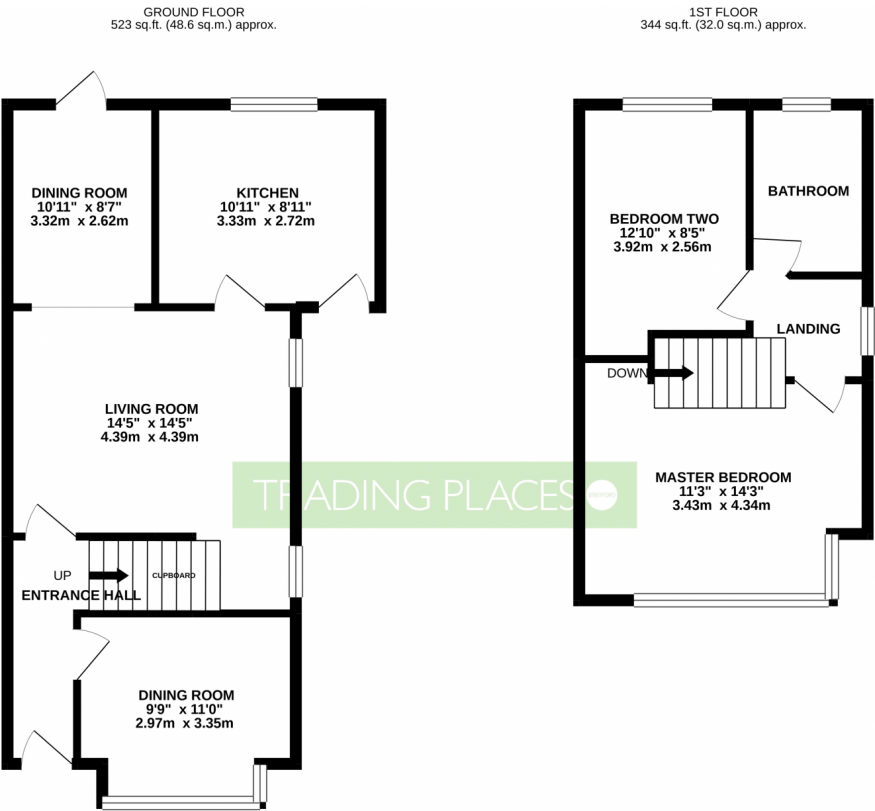
UPVC double glazed bay window to the front elevation and double panel radiator.

Bedroom Two - 3.91m x 2.57m

UPVC double glazed window to the rear elevation and double panel radiator.

Bathroom

UPVC double glazed frosted window to the rear elevation. Modern three piece white bathroom suite comprising: - panel bath with thermostatic mixer shower and glass shower screen, low level w.c, pedestal wash hand basin and heated towel rail. Tiled to compliment.



TOTAL FLOOR AREA : 867 sq.ft. (80.6 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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