



2

Bedrooms



2

Bathrooms



TRADING PLACES ●

Offers over £250,000
Fleming Drive, Stretford, M32



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TRADING PLACES are pleased to have available this modern (2015) stunning two double bedroom semi-detached property which benefits from double glazing and gas central heating. Briefly the accommodation comprises of a welcoming entrance hall, opening to staircase to first floor, ground floor WC, modern fitted kitchen and a lounge / dining area with double doors opening to the fantastic lawned garden area which backs on to the Bridgewater Canal, whilst to the first floor there are two bedrooms and a modern bathroom. Outside: A driveway for off road parking to the side for two vehicles. Lawned garden to front, privately enclosed family garden to the rear.

The property is situated close to Stretford Marina, Trafford Park train station into Manchester, lovely canal walks and short cycle journey to Media City. Alternatively good public transport to surrounding areas such as The Trafford Centre. A short walk to Stretford Mall, Stretford Metrolink and the lovely Victoria Park.

A Viewing is highly recommended for the beautifully presented home.

Property additional info

Entrance Hall:

Doors to ground floor W/C, kitchen and lounge / diner.

Ground floor WC: 1.1m x 1.9m

UPVC double glazed window to front elevation. Low level WC with push button flush and a pedestal wash hand basin. Gas central heating radiator.

Kitchen: 2.80m x 2.07m

UPVC double glazed window to front elevation. Fitted with a range of lovely wall and base units incorporating a stainless steel sink unit with mixer tap. Tiled splash back. Integrated double oven. Five ring gas hob with chimney style extractor. Space and plumbed for automatic washing machine.

Lounge: 4.94m x 4.25m

Staircase to first floor. Door to understairs storage. Door to ground floor WC. Door to kitchen area. UPVC double glazed double doors with window opening to either side leading to the beautiful garden. Double panel gas central heating radiator.

Landing:

Double panel gas central heating radiator. Doors to all rooms. Access to loft.

Double Bedroom one: 3.64m x 3.31m

UPVC double glazed window to front elevation. Double panel gas central heating radiator. Door to storage cupboard.

Double Bedroom two: 4.20m x 2.85m

UPVC double glazed window to rear elevation. Double panel gas central heating radiator.

Bathroom: 1.93m x 1.99m

Fitted suite comprising of panel bath with shower screen and shower over, pedestal wash hand basin and a low level WC. Heated towel radiator.

UPVC double glazed window.

Outside:

A driveway for off road parking to the side. Lawned garden to front and patio area with lawned garden to the rear, not over looked at the back or the front elevation, privately enclosed backing on to Bridgewater Canal.

