



 **3**  
Bedrooms

 **2**  
Bathrooms









MUCH SOUGHT AFTER LOCATION/CONVENIENTLY SITUATED FOR METROLINK INTO THE CITY CENTRE/MEDIA CITY EARLY VIEWINGS RECOMMENDED!!!. Trading Places are pleased to have available this modern three bedroom semi-detached property which benefits from UPVC double glazed windows and gas central heating. The accommodation comprises entrance hall, lounge and a open plan breakfast/kitchen/lounge room, whilst to the first floor there are three bedrooms and a modern bathroom. Outside: Paved front garden. Drive to the side. Enclosed paved garden to the rear with canal views.

**Entrance Hall** - Staircase leading to first floor. Double panel radiator.

**Lounge** - 4.75 x 3.48 - UPVC double glazed window to front elevation. TV Point. Understairs cupboard.

**Kitchen** - 5.79 x 4.24 - UPVC double glazed bifolding doors to rear elevation. Three velux windows. Fitted with a range of wall and base units including an island incorporating a sink unit with a mixer tap, intergrated electric oven, fridge freezer.

**WC** - Wash basin and low level WC with push button flush. Laminate flooring. Part tiled walls to compliment.

**Landing** - Access to all first floor rooms.

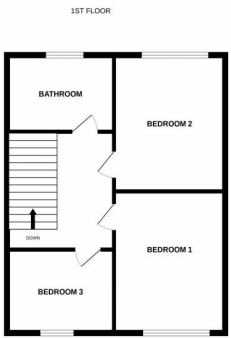
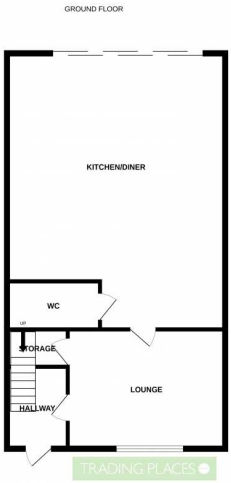
**Bedroom One** - 3.41 x 2.49 - UPVC double glazed window to front elevation. Double panel radiator.

**Bedroom Two** - 2.50 x 3.94 - UPVC double glazed window to rear elevation with views over the canal. Double panel radiator.

**Bedroom Three** - 2.91 x 1.89 - UPVC double glazed window to front elevation. Cupboard housing a Worcester boiler. Double panel radiator.

**Bathroom** - UPVC double glazed frosted window to rear elevation. Bath with over head shower. Pedestal wash hand basin, vanity unit. Low level WC with push button flush. Laminate flooring. Tiled walls to compliment.

**Outside** - Paved garden to the front with decorative floor design and off road parking drive to the left. To the rear there is a privately enclosed paved and decked area with the added bonus of a pergola, this garden would offer any buyer the perfect alfresco dining experience, the house backs on to the Bridgewater Canal.



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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