



3

Bedrooms



2

Bathrooms





TRADING PLACES are pleased to have available this well presented three bedroom semi-detached which benefits from double glazing and gas central heating. Briefly the accommodation comprises of entrance hall, two reception rooms, fitted kitchen and utility area with three rooms, one housing the WC with door to the garden. To the first floor there are three bedrooms and a lovely bathroom. Outside: Wrought iron double entrance gates and railings to front. Off road parking and a lawned garden. Double gates to side leading to rear garden. Lawned garden to rear, privately enclosed.

The property is situated just a short walk into either Urmston or Stretford Town Centres. Good catchment area for the local schools, walking distance to 'Humphrey Park' station and local to good public transport taking you to surrounding areas such as Stretford Mall, The Trafford Centre and Media City.

Viewing is highly recommended for this good size family home.

Entrance hall *1.7m x 3.6m*

UPVC double glazed entrance door. Staircase to first floor with carpet. Understairs cupboard. UPVC double glazed window to side. Laminate floor. Radiator.

Reception room one *3.8m x 4.4m*

UPVC bay window to front elevation. Laminate floor. Coving to ceiling. Radiator.

Reception room two *2.8m x 3.3m*

UPVC double glazed sliding doors to rear garden. Laminate floor. Radiator.

Kitchen *3.1m x 3.2m*

UPVC double glazed window to side elevation. Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap. Integrated oven. Four ring gas hob with stainless steel chimney style extractor above. Tiled floor. Tiled walls. Breakfast bar. Door to utility.

Utility room *2.6m x 2.9m*

Three rooms, one with WC. Door to garden.

Landing *2.5m x 2.8m*

Bedroom one *3.81m x 3.7m*

UPVC double glazed window. Built in storage. Radiator. Carpet.

Bedroom two *1.1m x 3.2m*

UPVC double glazed window. Radiator. Carpet. Built in wardrobe.

Bedroom three *2.5m x 2.6m*

UPVC double glazed window. Carpet with original floorboards underneath. Radiator.

Bathroom *1.7m x 2.5m*

Stunning bathroom comprising of P shaped bath with 'Rain fall' shower head and shower screen over, vanity wash hand basin and a low level WC. Tiled to compliment. Mirror. UPVC double glazed window.

Outside

Wrought iron double entrance gates and railings to front. Off road parking and a lawned garden. Double gates to side leading to rear garden. Lawned garden to rear, privately enclosed.

GROUND FLOOR



1ST FLOOR



The image shows the Energy Performance Certificate (EPC) logo, which includes a house icon and a color-coded scale from A (green) to G (red). The text 'EPC' is prominently displayed in red, followed by 'Coming soon' in large black letters. A red progress bar is shown below the text, indicating the current energy rating.



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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