



2

Bedrooms



1

Bathroom









TRADNG PLACES are pleased to have available this beautifully presented two bedroom middle terrace property which benefits from double glazing and gas central heating. Briefly the accommodation comprises of entrance hall, lounge which opens to dining room and a lovely modern kitchen, whilst to the first floor there are two bedrooms and a good size family bathroom. Outside: Street fronted. Decked, gated courtyard to rear.

The property is situated in a very much sought after location of Stretford just a short walk to Stretford Metrolink, Stretford Mall or Chorlton Green. Great catchment area for the local schools.

**Entrance hall** *1.6m x 3.6m*

Composite entrance door. Staircase to first floor. Tiled floor. Radiator. Meter.

**Reception room one** *2.8m x 3.4m*

Double glazed window to front. Original wood floor. Radiator. Open to rear reception room.

**Reception room two** *3.8m x 4.6m*

Double glazed window to rear. Original wood floor. Radiator. TV point.

**Kitchen** *2.6m x 3.1m*

Two double glazed windows. Fitted with a range of modern white wall and base units incorporating a stainless steel 1 1/2 bowl sink unit with mixer tap. Tiled splash back. Integrated electric oven with four ring gas hob and chimney style extractor above. Plumbed for automatic washing machine. Integrated fridge/freezer. Tiled floor. Door to courtyard.

**Landing**

**Bedroom one** *3.0m x 4.6m*

Two double glazed windows to front elevation. Carpet. Radiator.

**Bedroom two** *3.0m x 4.6m*

Double glazed window. Radiator. Carpet.

**Bathroom** *2.6m x 3.3m*

Doluble glazed frosted window. Fitted suite comprising of panel bath with shower screen and electric shower, pedestal wash hand basin and low level WC. Part tiled to compliment. Radiator. Mirrored storage cupboard housing hot water tank.

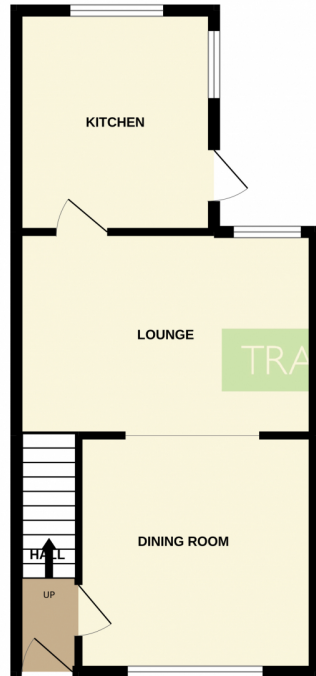
**Outside**

Street fronted. Decked gated courtyard to rear.





GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq.ft. (74.4 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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