



 **3**
Bedrooms

 **1**
Bathroom





TRADING PLACES are pleased to have available this well presented three bedroom semi-detached property which benefits from double glazing and gas central heating. Briefly the accommodation comprises entrance hall, two reception rooms and a fitted kitchen/dining room, whilst to the first floor there are three bedrooms and a bathroom. Outside: Paved and lawned garden to front. Off road parking. Garage with up and over garage door. Lovely lawned garden with paved patio areas, mature bushes and plants and is privately enclosed.

The property is situated in a much sought after location of Stretford close to the Chorlton border. Walking distance to Stretford Metrolink and Stretford Mall. Good public transport link to surrounding areas. Great catchment area for local schools.

A viewing is highly recommended for this lovely family home.

Entrance hall *1.7m x 4.6m*

UPVC double glazed entrance door and window. Staircase to first floor. Laminate floor. Meter cupboard. Understairs storage. Radiator. Dado rail.

Reception room one *3.0m x 4.1m*

Double glazed bay window to front elevation. Radiator. Feature fireplace with gas insert. Carpet. Sliding doors opening to rear reception room.

Reception room two *3.7m x 3.9m*

Double glazed sliding patio doors opening to the lovely garden. Radiator. Carpet. Inset gas insert to chimney breast.

Kitchen *2.2m x 5.6m*

Two double glazed windows. Fitted with a range of wall and base units incorporating a sink unit with mixer tap. Space for cooker. Plumbed for automatic washing machine. Tiled splashback. Door to garden.

Landing *2.5m x 2.8m*

Double glazed window to half landing. Dado rail. Carpet.

Bedroom one *3.2m x 3.2m*

Double glazed window. Built in storage. Radiator. Carpet. Fitted with a range of robes.

Bedroom two *3.0m x 3.7m*

Double glazed window. Radiator. Carpet.

Bedroom three *2.4m x 2.1m*

Double glazed window. Radiator.

Bathroom *1.8m x 2.1m*

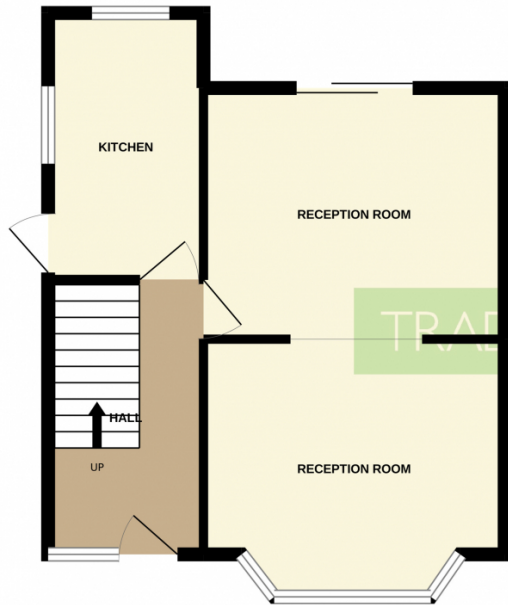
Double glazed window. Fitted suite comprising of panel bath with shower screen and electric shower over, pedestal wash hand basin and a low

level WC. Tiled to compliment. Radiator.

Outside

Paved and lawned garden to front. Off road parking. Garage with up and over garage door. Lovely lawned garden with paved patio areas, mature bushes and plants and is privately enclosed.

GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 802 sq.ft. (74.5 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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