



 3  
Bedrooms

 1  
Bathroom





**\*NO CHAIN\***

TRADING PLACES are pleased to have available this three bedroom semi detached property which benefits from double glazing and gas central heating. Briefly the accommodation comprises of entrance hall, lounge, modern fitted kitchen/dining area. To the first floor three bedrooms and a family bathroom. Outside: Paved to front providing off road parking and leads to garage with up and over garage door. Lawned garden to rear, privately enclosed.

Situated in a popular area of Stretford, walking distance to Moss Park School and Humphrey Park train station. Short car journey to either Urmston and Stretford town centres for shops, bars and restaurants. Good size family home.

### **UPVC double glazed entrance door**

#### **Entrance hall**

Staircase to first floor. Radiator. Carpet.

#### **Lounge** *3.79m x 3.70m*

Double glazed bay window to front elevation. Radiator. Carpet. Feature fireplace with electric shower.

#### **Kitchen/diner** *4.88m x 5.51m*

Double glazed window. Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap. Tiled splash backs. Integrated double electric oven with gas hob and chimney style extractor above. Plumbed for automatic washing machine. Integrated fridge/freezer. Inset ceiling lights. Kitchen island. Laminate floor. Radiator. Double glazed sliding patio door.

#### **Landing**

Double glazed window to half landing.

#### **Bedroom one** *3.94m x 3.44m*

Double glazed bay window to front. Carpet. Radiator.

#### **Bedroom two** *3.23m x 3.25m*

Double glazed window to front. Carpet. Radiator.

#### **Bedroom three** *2.54m x 2.02m*

Double glazed window to front. Carpet. Radiator.

#### **Bathroom**

Double glazed window. Fitted P shaped bath with shower screen and shower over, vanity wash hand basin and fitted WC. Radiator. Tiled floor.

## **Outside**

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