



jordan fishwick

398 Kings Road, Stretford, M32 8GW

Guide Price £350,000



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Manchester, M32 8GW**

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The Property

A delightful THREE BEDROOM SEMI DETACHED 1930S PROPERTY ideally located for all local amenities, schools and parks. This splendid property will prove ideal for a young couple or family, providing spacious and light accommodation throughout and benefitting from a GATED DRIVEWAY as well as a generously sized rear garden. The property is positioned within walking distance of both Stretford and Firswood Metrolink station, Chorlton Village and Longford Park is just a stone's throw away. The accommodation briefly comprises: covered porch, entrance hallway, large lounge, 16ft dining kitchen, utility cupboard, storage cupboard. To the first floor there are three good sized bedrooms, the main with full height fitted wardrobes and bathroom fitted with a three piece suite. The boarded loft provides useful storage space and is accessed via a drop down ladder. Both double glazing and gas central heating have been installed. Externally, to the front of the property is a gated driveway which extends to the side of the property and provides ample off road parking. To the rear, a fenced and enclosed garden has been mainly laid to lawn and features a large pond as well as two brick built storage sheds which could easily be converted to a garden room or home office. An internal viewing is most highly recommended. Council Tax: B.

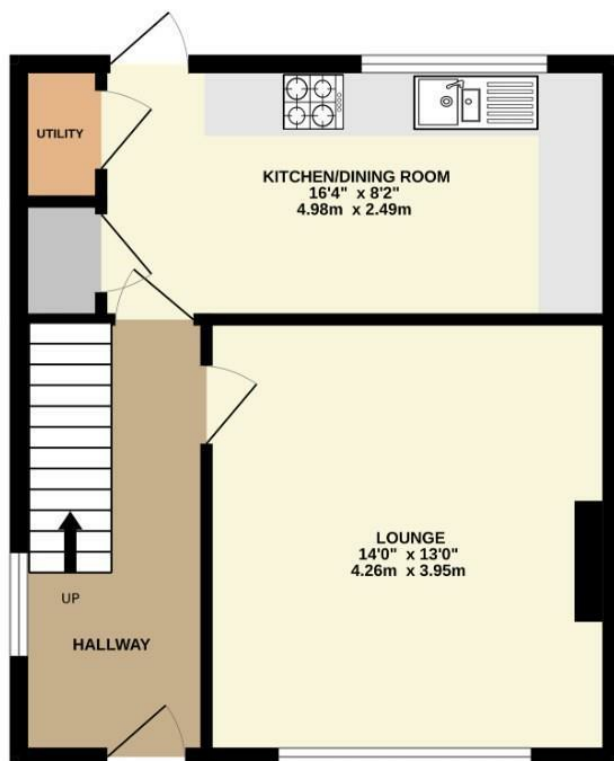
- Well presented semi detached 1930s property
- Three good sized bedrooms
- Gated driveway providing off road parking
- Walking distance to both Stretford and Firswood Metrolink stations
- Ideal for young couple or family
- Short stroll from Longford Park and Chorlton Village
- Generous rear garden with large pond
- Boarded loft with drop down ladder providing useful storage space
- Council Tax: B.



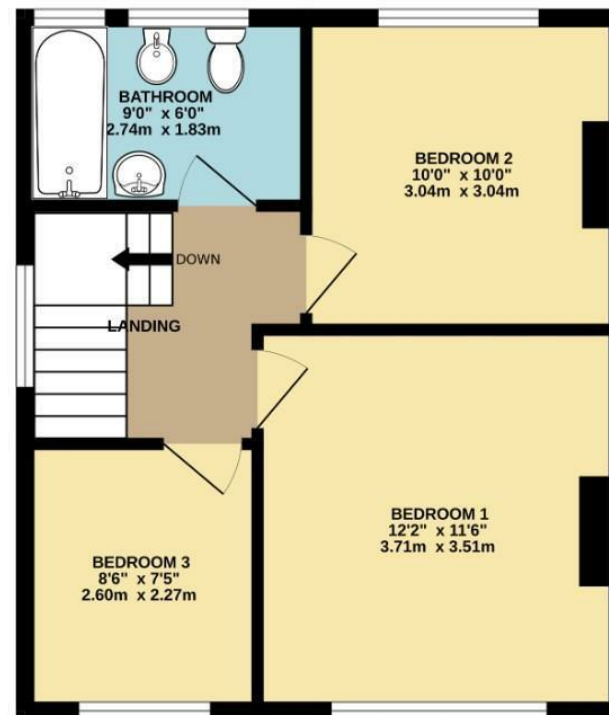
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 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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