



 4  
Bedrooms

 2  
Bathrooms





**\*NO CHAIN\***

Trading Places is happy to welcome this stunning four-bedroom detached property in Old Trafford, offering a perfect blend of modern luxury and classic charm. As you approach from the front, you are greeted by a spacious gated driveway, providing ample parking space.

Upon entering the property, the porch surrounds you with natural light, thanks to the windows, and boasts a modern tiled floor, setting the tone for the elegance within. Step into the grand entrance hall, where you'll find access to two reception rooms and the staircase leading to the first floor. Beneath the staircase, a large storage space adds practicality to this already impressive home.

The main reception room is both expansive and versatile, featuring a bay window at the front and French doors at the back that open to the garden. This room serves as an ideal space for both living and dining, offering a seamless connection between indoor and outdoor living. A second reception room extends from this space, equipped with folding partition doors that lead to another area suitable for either dining or additional living.

The heart of the home lies in the large kitchen, adorned with modern white cupboards and sleek dark countertops. The kitchen comes fully equipped with integrated appliances, including a microwave, gas hob, dishwasher, and washing machine. Two extractor fans provide the option for a separate cooker, and a utility space adds to the practicality of the layout. Adjacent to the kitchen, a fully tiled bathroom offers convenience, featuring a rainfall shower, sink, and toilet.

Ascending to the first floor, you'll discover four well-sized bedrooms, each designed with comfort and style in mind. The shared bathroom is equipped with a luxurious bath, providing a relaxing retreat for the residents.

The outdoor space is equally inviting, with a partially paved garden at the rear of the property. Additionally, a garage adds both functionality and to this exceptional residence.

This Old Trafford gem offers a perfect combination of spacious living areas, modern amenities, and a charming outdoor space, creating a home that is as practical as it is elegant.

Council Tax - D

Leasehold

Ground Rent - £8 per year

Lease length - 999 years from built 1930s

Boiler - 2 years old

Utilities - meters

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**Porch** *2.65m x 1.37m*

UPVC door. Double-glazed windows around the porch. Tiled flooring.

### **Entrance**

UPVC door. Laminate flooring. Spotlights. Wall-mounted radiator. Understairs storage cupboard. Doors to two reception rooms.

**Reception Room 1** *13m x 3.69m*

Open plan. Double-glazed bay window at the front. Carpet. 5 x wall-mounted radiators. French doors to the garden at the rear. Double-glazed windows at the rear. Doors to the second reception room.

**Reception Room 2** *5.44m x 5.03m*

Laminate flooring. A mixture of spotlights and ceiling lights. Double-glazed window at the front. Wall-mounted radiator. Folding partition doors to the third reception room.

**Reception Room 3** *4.97m x 3.16m*

Laminate flooring. Double-glazed window at the side. Spotlights. Wall-mounted radiator. Door to kitchen.

**Kitchen** *4.92m x 5.18m*

Laminate flooring. Integrated microwave, two extractor fans, gas hob, dishwasher, and washing machine. A mixture of wall and base units with a counter in the center. Sink with a flexible tap. Space for large fridge freezer. Utility/pantry cupboard. Double-glazed window at the side. UPVC door at the side, to the garden. Door to bathroom 1.

**Bathroom 1** *2.60m x 1.55m*

Rainfall shower. Pedestal sink. W/C. Tiled flooring. Fully tiled walls. Extractor fan. Wall-mounted towel radiator.

### **Landing**

Carpet. Double-glazed frosted window at the side. Loft access.

**Bedroom 1** *4.41m x 3.64m*

Laminate flooring. Fitted wardrobe. Spotlights. Double-glazed window at the rear. Wall-mounted radiator.

**Bedroom 2** *4.31m x 3.39m*

Double-glazed bay window. Laminate flooring. Fitted wardrobes. Spotlights. 3 x wall-mounted radiators.

**Bedroom 3** *2.95m x 2.54m*

Laminate flooring. Double-glazed window at the rear. Fitted wardrobes. Wall-mounted radiator.

**Bedroom 4**

Laminate flooring. Double-glazed window at the front. Wall-mounted radiator. Built-in storage.

**Bathroom 2** *1.76m x 2.80m*

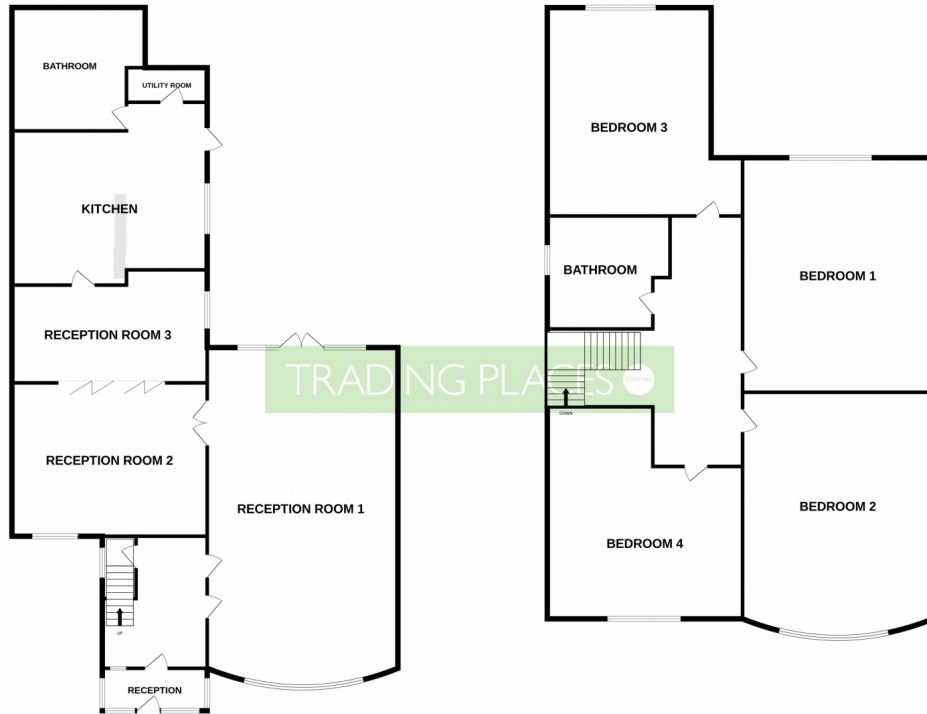
Bath with detachable shower head. Sink with cabinet. Tiled flooring. Tiled walls. Double-glazed frosted window. Wall-mounted towel radiator.

**Garden**

Part paved. Garage at the back of the garden with electrics.

GROUND FLOOR

1ST FLOOR



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