



 3
Bedrooms

 1
Bathroom





Welcome to this recently renovated and exquisite 3-bedroom semi-detached house, now available for sale. As you step through the front door, you are greeted by a modern and stylish interior that seamlessly combines comfort and functionality.

The heart of the home is the newly designed kitchen, boasting state-of-the-art appliances. The integrated microwave, fridge freezer, hob, and oven not only elevate the aesthetic appeal of the space but also ensure a seamless dining experience. Whether you're a culinary enthusiast or just enjoy the convenience of modern amenities, this kitchen is sure to meet your needs.

On the first floor, you are met with 3 well-designed bedrooms with ample space and natural light bathing each room. The three-piece family bathroom has been fully tiled to create a clean and sophisticated atmosphere. The meticulous attention to detail in the design ensures a luxurious experience. Whether you prefer a quick refreshing shower or a relaxing soak in the bath, this bathroom caters to both style and comfort.

Step outside to discover the large, private south-facing garden. The expansive green space is bathed in sunlight, creating a warm and inviting atmosphere. The garden features carefully planned decking areas, perfect for al fresco dining, entertaining guests, or simply enjoying a peaceful moment outdoors. This serene retreat provides a perfect balance between nature and modern living.

The property offers ample parking with a driveway that accommodates up to two cars, providing a hassle-free solution for residents and guests alike. No need to worry about searching for parking; your home welcomes you with its convenient and accessible layout.

This renovated semi-detached house is not just a property; it's a house that offers a harmonious blend of contemporary design, practical features, and outdoor tranquillity. Don't miss the opportunity to make this your dream house – a place where comfort and elegance come together seamlessly.

Close to the Reeneration Scheme of Stretford Mall and surrounding area. Great transport links close to the Metrolink. Great Catchment for local Primary schools.

Contact us today to schedule a viewing and experience the allure of this exceptional property firsthand.

Council Tax - C

Utilities - Octopus energy

Leasehold

Ground Rent - £6.00

Lease length - 999 years from when built (1930s)

Parking - Driveway

EPC - awaiting

*** Disclaimer *** (While every effort has been made to ensure the accuracy and completeness of the information, Trading Places and the seller makes no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability or suitability of the information contained in this advertisement for any purpose and any reliance you place on such information is strictly at your own risk. All information should be confirmed by your Legal representative) *

Entrance Hall

UPVC door. Wooden flooring. Wall-mounted radiator.

Reception Room 1 *2.95m x 3.60m*

Double-glazed bay window. Wooden flooring. Wall-mounted radiator. Coving. Open plan to reception room 2.

Reception Room 2 *3.34m x 4.48m*

Wooden flooring. Wall-mounted radiator. Coving. TV point. Double-glazed doors onto composite decking.

Kitchen *5.62m x 2.12m*

Laminate flooring. Integrated fridge, freezer, microwave, gas hob, and electric oven. Chrome mixer sink. Velux skylight. Spotlights. 2 x double-glazed windows. Storage cupboard. UPVC door to garden. Wall mounted radiator

Landing

Double-glazed window. Loft access - boarded with ladder.

Bedroom 1 *3.20m x 4.12m*

Double-glazed bay window. Laminate flooring. Picture rail. Fitted wardrobe. TV point. Wall mounted radiator

Bedroom 2 *3.20m x 4.12m*

Double-glazed window. Picture rail. Laminate flooring. Fitted wardrobes. TV point. Wall mounted radiator

Bedroom 3 *2.80m x 2.14m*

Double-glazed window. Wall-mounted radiator. Laminate floor. Picture rail.

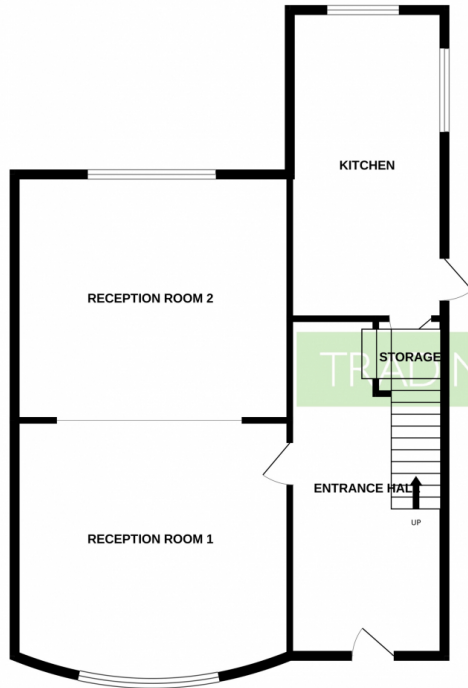
Bathroom *2.17m x 1.85m*

Fully tiled. Spotlights. Silver tower rail. Three piece suite with vanity unit underneath. Double-glazed frosted window. Gas shower over bath. Storage cupboard.

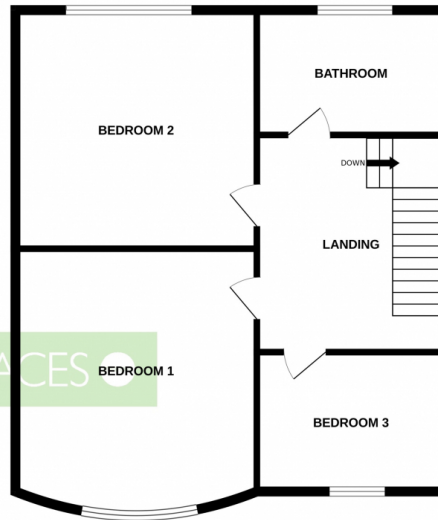
Garden

South-facing fenced garden. Lawned. The decking behind French doors is composite with spotlights. The top patio is paved with pagola. Outside tap. Security cameras.

GROUND FLOOR



1ST FLOOR



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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