



3

Bedrooms



1

Bathroom





A three-bedroom, two-reception room house in Stretford offers a spacious and comfortable living environment, ideal for families or individuals looking for a well-connected and convenient location. This house is in a small cul-de-sac and is located close to local schools, ensuring easy access for families with children. This proximity not only enhances convenience but also fosters a sense of community within the neighbourhood.

The two reception rooms provide versatile spaces for various uses, such as a living room, formal dining area, or entertainment room. These rooms are designed to accommodate different lifestyles and preferences, providing flexibility in how the space is utilized. The house boasts three well-appointed bedrooms and ample room for family members or guests. The bedrooms are comfortable and inviting atmospheres, with sufficient storage space to cater to the practical needs of everyday living. Stretford's accessibility to public transport and motorway is a significant advantage, making commuting to nearby areas or the city centre convenient and efficient. Residents can enjoy the benefits of a well-connected location, providing easy access to amenities, entertainment, and employment opportunities.

Overall, this property in Stretford combines practicality, comfort, and convenience, making it an attractive option for those seeking a well-rounded living experience in a vibrant and accessible community.

Council Tax C

Utilities Scottish Power

Leasehold 907 Years

EPC TBC

New Roof in 2022

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### **Porch**

UPVC door to porch. Double glazed frosted glass wood door

### **Hall**

Storage cupboard. Wall-mounted radiator. Double-glazed frosted window at the front. Laminate flooring.

**Reception room 1** *3.67m x 4.08m*

Carpet. Double glazed bay window at front. Gas fire. Marble fireplace

**Reception room 2**

Carpet. Double-glazed window rear. Wall-mounted radiator. Electric fire. Marble fireplace

**Kitchen** *6.02m x 2.53m*

2 double-glazed windows side and rear. UPVC frosted window and UPVC door to the garden. 2 wall-mounted radiators. wall and base units. Integrated gas hob and electric oven. Boiler 2019. Sink with a drainer. Laminate flooring.

**Bedroom 1** *4.89m x 3.19m*

Carpet. Double-glazed bay window at the front. Wall mounted radiator

**Bedroom 2** *3.20m x 3.46m*

Carpet. Double-glazed window at rear. Wall mounted radiator

**Bedroom 3** *2.30m x 3.06m*

Carpet. Double-glazed window. Wall-mounted radiator. Built-in wardrobe

**Bathroom** *2.08m x 2.25m*

Tiled flooring and walls. Double glazed frosted window on the side. Pedestal sink with mixer tap. Toilet. Large cubicle shower. Spotlights

**Landing**

Carpet. Loft access. Double-glazed frosted glass

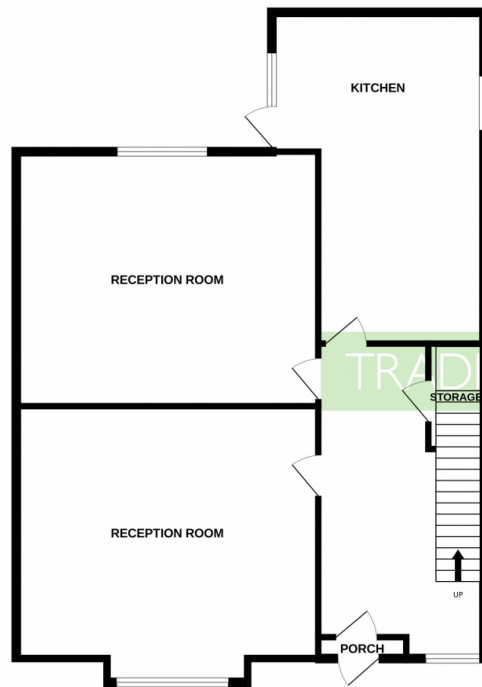
**Garden Front**

Front lawn. Driveway at the side Garage at the back of the drive

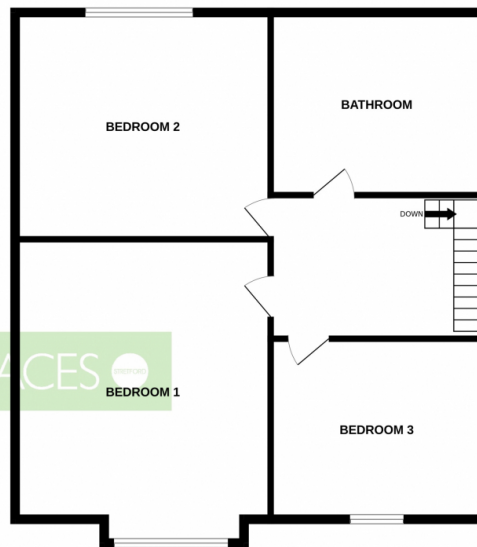
**Garden Back**

Paved patio. Fenced all around. Lawn with paved path in the middle. Shed at the back

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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