



 5
Bedrooms

 1
Bathroom





Welcome to this stunning and spaciouly designed five-bedroom period mid-terrace, a true gem that offers a wealth of living space across four floors. Nestled in a sought-after location, just a short stroll away from Stretford metro-link, Stretford Mall, and the picturesque Victoria Park, this residence is an ideal haven for a growing family.

Upon entering through the entrance vestibule, you are greeted by a well-proportioned property that unfolds its charm. The entrance hall sets the tone for what lies ahead, leading you into two inviting reception rooms, perfect for entertaining or creating cozy family spaces. The cellar, boasting three chambers, adds an extra dimension to the home. One chamber has been cleverly repurposed as a utility room, while another serves as a convenient ground-floor WC.

The heart of the home resides in the large modern family kitchen, a space that seamlessly blends functionality with style. Bi-fold doors open up to reveal a splendid rear garden, creating a harmonious connection between indoor and outdoor living. As you ascend to the first floor, you'll discover three generously sized double bedrooms and a tastefully appointed family bathroom. The second landing unveils two additional bedrooms, offering flexibility and ample space for the entire family.

Outside, the front garden welcomes you with pebbles and paved stepping stones, setting the stage for the elegance within. The rear garden is a true oasis, featuring a lovely lawn and an Indian stone patio area. This private haven is enclosed, providing a peaceful retreat for relaxation or outdoor gatherings.

In summary, this beautifully presented period mid-terrace is not just a house; it's a home where every detail has been carefully considered. From its convenient location to the thoughtful design spread across four floors, this property invites you to experience a lifestyle of comfort, style, and family warmth.

Council Tax - C

EPC - D

Utilities - Scottish Power

Leasehold 882

Ground rent £4

*** 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) *

Porch

A large wooden door. Wooden Floorboards

Entrance hall

Wooden door stained glass window. Wooden floorboards. Wall-mounted radiator. Door to cellar.

Reception Room 1 *5.04m x 4.42m*

Wooden floorboards. Tiled cast iron fireplace. Double-glazed bay window. Wall-mounted radiator. Coving

Reception room 2 *3.91m x 3.80m*

Wooden floorboards. Wall-mounted radiator. Double-glazed window. Tiled fireplace. Coving.

Kitchen *5.14m x 3.18m*

Wooden herringbone flooring. Wall-mounted radiator. Double-glazed bi-fold doors. Double-glazed window. Gas hob, electric oven and extractor fan. Dishwasher. Stainless steel sink. Wall and base units. Tiled backsplash. Spotlights. Pendant lights.

Cellar *4.09m x 2.38m*

Utility room - Full plumbing. Double-glazed window. WC. Handwash basin 1.25m x 1.53m Main chamber 4.82m x 4.47m

Bathroom *2.21m x 2.46m*

Victorian-style tiled flooring. Double-glazed frosted window. Vanity wash basin. WC. Bath with overhead shower. Towel radiator. Part tiled walls. Spotlights. Extractor fan

Master Bedroom *5.73m x 4.13m*

Wooden floorboards. Original cast iron fireplace. 2 double-glazed windows. 2 wall-mounted radiators. Coving.

Bedroom 2 *4.09m x 3.77m*

Carpet. Double-glazed window. Wall-mounted radiator. Coving.

Bedroom 3 *4.11m x 3.75m*

Carpet. Double-glazed window. Wall-mounted radiator. Original fireplace.

Bedroom 4 *5.33m x 4.12m*

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

Bedroom 5 *3.19m x 2.59m*

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

Garden

FRONT- Pebbled path with paving stones. Hedges along each side BACK- Gate to alley. Paving-patio. Pebbled path with paving stones. South-facing.

Trees at the rear of garden.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Derbyshire lane, Stretford, M32 8bh



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.
Made with Metropix ©2024

