



 3  
Bedrooms

 2  
Bathrooms





Step into sophistication as you explore this exquisite property. Welcoming you is a meticulously designed and spacious entrance hallway adorned with tiled floors, leading gracefully to the first floor. The open-plan living/dining room boasts elegance with a bio fuel burner fire and original sash windows framing the picturesque view of the rear garden. The kitchen/diner exudes brightness, featuring some integrated appliances and space for others and a breakfast bar, while a separate utility room adds practicality to the layout.

Upstairs, discover three generously sized bedrooms, alongside a stunning four-piece family bathroom suite complete with a freestanding bath, shower cubicle, toilet, and basin, supplemented by an additional WC.

Further enhancing the appeal of this property are three cellar chambers and a sizable loft space with a skylight and gas central heating.

Outside, the front of the property presents a driveway providing off-road parking for 2 vehicles, while side access leads to the expansive rear garden—a verdant sanctuary with a charming patio area, perfect for enjoying sunny days.

Conveniently situated within walking distance of Stretford Metrolink Station and a short drive to junction 7 of the M60 motorway, this property offers seamless connectivity to Stretford Mall, with its array of shops, while a host of amenities including Pure Gym, bars, and restaurants are within easy reach. The renowned intu Trafford Centre is merely a 5-minute drive away.

Seize the opportunity to experience the allure of this remarkable property—schedule your viewing now to avoid disappointment!

Council Tax - B

EPC - TBC

Utilities - Octopus

Leasehold 999 from built- 1890

Ground rent £3

**\* 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**

Chessboard tiled flooring. Wooden with window arch. Cast iron radiator. Access to the cellar.

**Cellar**

3 chamber. Electrics and plumbing for utilities. New water and gas pipes.

**Reception room 1** *4.03m x 4.24m*

Double-glazed window with wooden white shutter. Wall-mounted radiator. Laminate flooring. Bio-fuel burner. Open plan to reception room 2.

**Reception 2** *3.62m x 3.47m*

Laminate floor. Window with shutter. Brick fireplace. Wooden French doors to the garden. Wall-mounted radiator.

**Kitchen** *3.13m x 3.99m*

Tiled floor. Double-glazed window. Double-Belfast sink with boiling water tap. Rangemaster gas hob. Breakfast bar. Tiled splashback. Open space to Utility room

**Utility Room** *2.28m x 1.60m (7' 6" x 5' 3")*

Tiled floor space for washer and dryer. Double-glazed window. French doors to the back.

**Bedroom 1** *4.04m x 3.44m*

Original floorboards. Built-in wardrobes. Double-glazed window.

**Bedroom 2**

Original floorboards. Double-glazed window. Built-in wardrobe. Wall-mounted radiator.

**Bedroom 3** *2.31m x 2.74m*

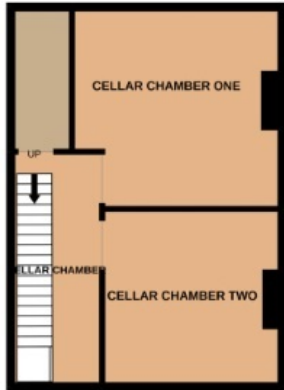
Double-glazed window. Original floorboards. Wall-mounted radiator

**Bathroom** *3.21m x 2.72m*

Honeycomb tiled floor. Part tiled walls. Cast iron radiator. Double-glazed frosted window. Large walk-in shower. Oval bath. Oval handwash basin. WC. Spotlights

**WC** *1.17m x 1.21m*

CELLARS  
431 sq.ft. (40.1 sq.m.) approx.



GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1626 sq.ft. (151.0 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 errors, omissions or mis-statements. 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 Floorplan 10/2020

