



 4
Bedrooms

 2
Bathrooms





This spacious four-bedroom, two-bathroom house offers a comfortable and convenient living experience. Situated in close proximity to the motorway and excellent public transport links, commuting becomes hassle-free. The property features two reception rooms, providing ample space for both family gatherings and personal relaxation.

The well-maintained garden area is an ideal spot for outdoor activities and includes a garage for convenient parking. A charming pond adds a touch of tranquillity to the outdoor space, creating a peaceful atmosphere.

Inside, the second reception room boasts a cozy log burner, perfect for creating a warm and inviting ambiance during colder months. This room can serve as a versatile space for various activities, such as a reading nook or an entertainment area.

The house's location is advantageous, being close to the Trafford Centre, offering a wide range of shopping, dining, and entertainment options. Additionally, the proximity to local schools ensures easy access for families with children.

Overall, this property combines practicality and comfort, with its convenient location, ample living space, and appealing features like the log burner and outdoor amenities.

Council Tax Band B

Utilities EDF smart meter

Leasehold

Years remaining: TBC

Parking for 2 cars

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Entrance Hall

Laminate flooring. Wall mounted radiator. UPVC front door. Entrance doors to reception rooms and stairs.

Reception Room 1 *7.02m x 2.00m*

Laminate flooring. 2 double glazed windows. Built in storage. Wall mounted radiator.

Reception Room 2 *4.42m x 3.48m*

Laminate floor. Log burner. Double glazed upvc door to garden/decking. Storage. Wooden mantle peice. Wall mounted radiator

Kitchen *5.36m x 4.77m*

Tiled flooring. 2 double glazed windows. UPVC door to garden. Space for appliances. Extractor fan. Wall mounted radiator. Black tiles

Bathroom 1 *2.98m x 2.06m*

Tiled floor and walls. Frosted double glazed window. Walk in rainfall shower. Floating sink. Toilet. Wall mounted radiator

Landing

Loft access. Carpeted

Bedroom 1 *3.89m x 2.95m*

Carpet. Double glazed window. Built in wardrobe and drawer. Wall mounted radiator

Bedroom 2 *3.35m x 4.71m*

Wall mounted radiator. Carpet. Double glazed window

Bedroom 3 *3.33m x 4.07m*

Carpet. Double glazed window. Built in wardrobes and desk. Wall mounted radiator

Bedroom 4 *2.57m x 3.28m*

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

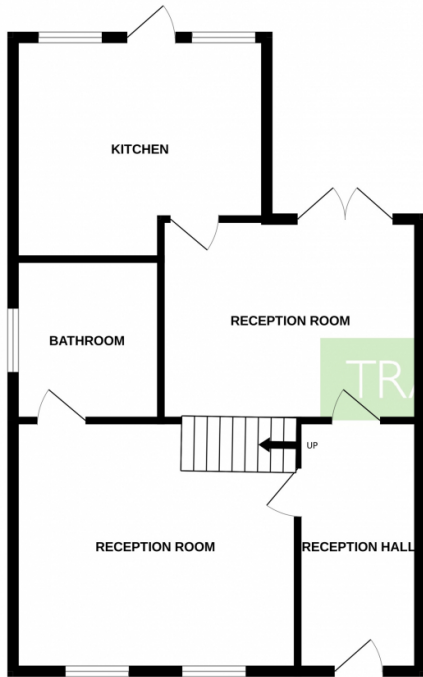
Bathroom 2 *1.74m x 2.55m*

Concrete tiling floors and wall. Double glazed frosted window. Large jacuzzi bath. Pedastal sink. Toilet

Garden


Decking. Lawn. Garage/shed at the back. Pond. Paved path. Gate to driveway

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(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: Stretford, M32



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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