



 3  
Bedrooms

 1  
Bathroom











This three-bedroom semi-detached house in Stretford presents an inviting living space with convenient access to amenities and transport links, making it an excellent choice for families or professionals seeking a well-connected home.

Approaching the property, you're greeted by its appealing exterior, featuring a small front garden and a driveway leading to both a garage and a carport, providing ample parking space for residents' vehicles. Upon entering, a spacious hallway welcomes you into the home, leading to the various living areas. The ground floor boasts two reception rooms, offering versatility for both formal entertaining and relaxed family gatherings. The first reception room, likely positioned towards the front of the house, provides a cozy atmosphere for unwinding or hosting guests.

Meanwhile, the second reception room, situated towards the rear, offers flexibility for use as a dining area, home office, or additional lounge space, catering to the diverse needs of occupants. Next to the second reception room, you'll find the kitchen, space for appliances, and ample storage options, making meal preparation convenient and enjoyable.

Ascending the stairs, you'll discover three comfortable bedrooms on the first floor, each offering a peaceful retreat for rest. The master bedroom may feature generous proportions, while the remaining bedrooms are ideal for children, and guests, or as a home office space to suit individual preferences.

Outside, the property boasts a spacious rear garden, providing a tranquil outdoor space for leisure activities or gardening pursuits. Additionally, the garden features both a garage and a carport, offering secure parking and storage options for residents' vehicles and outdoor equipment.

One of the key attractions of this property is its proximity to transport links, facilitating easy commuting to nearby areas. With the M60 a short drive away, Humphry's Park train station located a 5 min walk away and local bus routes, there are easy accessible transport links. Furthermore, the redevelopment of Stretford ensures convenient access to a variety of shops, restaurants, and leisure facilities, enhancing the overall lifestyle of residents. Families will appreciate the convenience of local schools within walking distance, ensuring a seamless transition between home and school. In summary, this three-bedroom semi-detached house in Stretford offers comfortable living spaces, convenient amenities, and excellent transport links, complemented by a spacious garden with garage and carport facilities, making it an ideal home for modern living.

Council Tax - C

EPC - TBC

Utilities - Eon

Leasehold

Ground rent. £5

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### **Entrance**

Wood floor. Stained glass Composite door. Wall-mounted radiator.

### **Reception 1** *3.71m x 3.75m*

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

### **Reception 2** *6.24m x 3.62m*

Wood flooring. uPVC French doors. Wall-mounted radiators. Gas fireplace.

### **Kitchen** *5.10m x 1.90m*

Double-glazed windows. uPVC door to the garden. Wall and base units. Integrated hob and double oven. Space for appliances. Tile walls. Overhead clothes horse.

### **Landing**

Carpet. Loft access. Double-glazed window.

### **Bedroom 1** *4.06m x 3.43m*

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

### **Bedroom 2** *3.19m x 2.78m*

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

### **Bedroom 3** *2.08m x 1.88m*

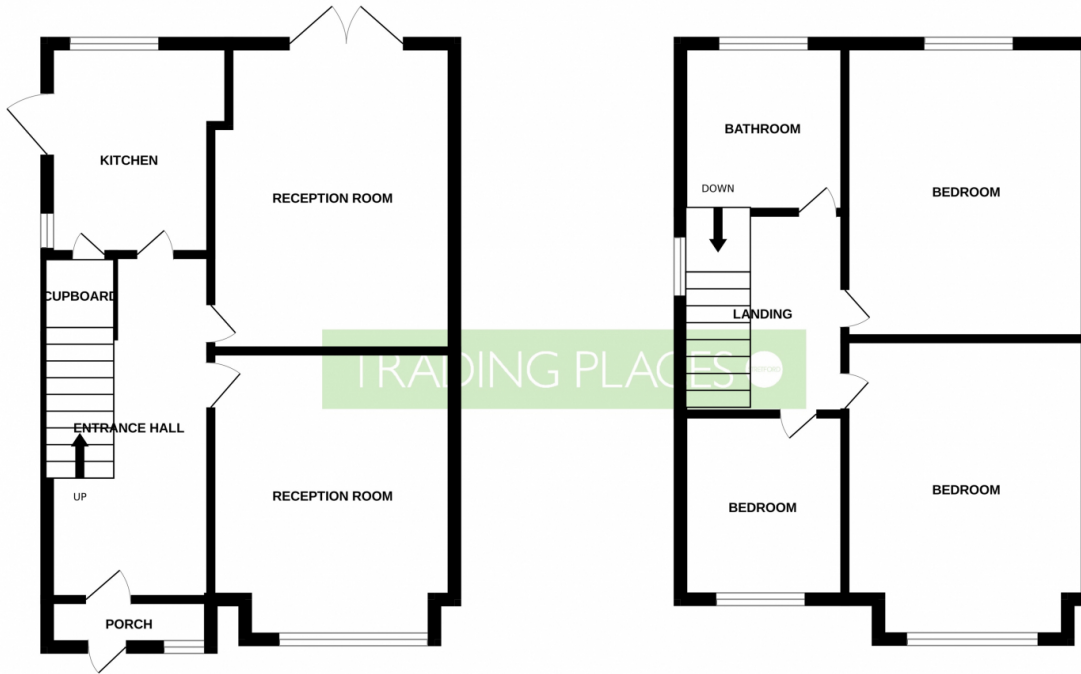
Carpet. Double-glazed window. Wall-mounted radiator. Built-in storage

### **Garden**

Front:- Double driveway. Gated to the back Back:- Garage. Paved. Carport. Decking.

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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