



 4
Bedrooms

 2
Bathrooms





This charming four-bedroom house in Stretford boasts an inviting ambiance and ample space for comfortable living. Situated conveniently close to transport links and local schools, it offers easy accessibility for families and commuters.

Upon entering, you are greeted by a welcoming foyer that leads into the spacious reception rooms. The two reception rooms provide versatile spaces for entertaining guests or unwinding with loved ones. Natural light floods through large windows, creating a bright and airy atmosphere. The kitchen is modern and well-equipped, featuring sleek countertops, ample storage space, and contemporary appliances. It serves as the heart of the home, perfect for culinary enthusiasts and family meals alike. Adjacent to the kitchen is a utility room. This property has a dining room ideal for enjoying meals together or hosting gatherings and also a study that can be used home office.

Upstairs, the house boasts four generously sized bedrooms, each offering comfort and privacy. The master bedroom is a serene retreat, with ample space. The remaining bedrooms are equally inviting, providing flexibility for guests, and children. An extra benefit is the boarded loft with electricity and access via a drop down ladder. Outside, the property features a lovely garden, perfect for outdoor relaxation and recreation. Whether it's hosting summer barbecues, gardening, or simply enjoying the fresh air, the garden offers a peaceful retreat from the hustle and bustle of daily life.

To the front of the property, you are met with a driveway with the added benefit of a EV charging point, perfect for those with electric cars.

Furthermore, this property is conveniently located near the regeneration of Stretford Mall, promising exciting developments and amenities right at your doorstep. Whether it's shopping, dining, or entertainment, residents will enjoy easy access to a vibrant community hub. Overall, this four-bedroom house in Stretford offers a wonderful blend of comfort, convenience, and modern living. With its proximity to transport links, local schools, and the evolving Stretford Mall area, it presents an ideal opportunity for families seeking a welcoming home in a thriving neighbourhood.

Council Tax - C

EPC - D

Utilities - Octopus

Leasehold

Ground rent. £5

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Entrance

Bamboo flooring. Wooden door. Understairs storage.

Reception room 1

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

Reception room 2

Carpet. Gas fire. Sliding doors to the conservatory. Wall-mounted radiator

Conservatory

Tiled floor. Double-glazed windows. Wall-mounted radiator

Kitchen

Double-glazed window. Bamboo flooring. Wall-mounted radiator. Wall and base units. Gas hob, Oven. Space for appliances.

Study

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

WC

Tiled floor. Double-glazed window. Handwash basin. Wall-mounted radiator.

Utility

Tiled floor. Wall-mounted radiator. Stable door. Velux skylight. Wall and base units. Space for appliances.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Bathroom

Bamboo floor. Handwash basin. WC. Bath with overhead shower. Part tiled floor. Double-glazed frosted glass.

Garden

Paved steps from the conservatory and utility. Lawn. Shed.



Ground Floor



First Floor

Total floor area 126.2 m² (1,358 sq.ft.) approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Braemar Avenue, Stretford, M32 9WA

