



 4
Bedrooms

 1
Bathroom





Trading Places are introducing a timeless gem on Barton Road, Stretford, this four-bedroom period property exudes charm and character. Retaining many original features, it seamlessly blends classic elegance with modern convenience.

As you approach, the front driveway offers off-road parking, a rare find in the area. Step inside to discover two inviting reception rooms, each boasting their own unique ambiance, perfect for entertaining or relaxing. The heart of the home lies in the lovely kitchen, overlooking the enchanting south-west garden. For additional storage or potential expansion, a large cellar awaits below.

Upstairs, four versatile bedrooms offer endless possibilities, while a well-appointed bathroom caters to everyday comfort.

Outside, the garden unfolds as a tranquil oasis, bathed in sunlight throughout the day. The south-west aspect ensures warmth and brightness, while a charming summer house, complete with WiFi and electricity, beckons for leisurely afternoons or quiet retreats.

Situated within the catchment area of prestigious schools, including Stretford Grammar, it offers an exceptional educational advantage for families. Convenience is key, with a tram stop within walking distance, providing seamless access to the city centre and beyond. For commuters, easy access to the motorway ensures stress-free travel.

With its combination of period charm, modern comforts, and versatile spaces, this property would be a perfect house for anyone.

EPC - Awaiting

Council Tax band - B

Utilities - Eon and British Gas

Tenure - Leasehold, Ground Rent - £12pa, 999 years

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Entrance

Beyond the large wooden door lies the entrance hall with original tile flooring and elegant coving. A grand staircase ascends to the upper level and also there is access to the cellar.

Reception Room 1

Step into the first reception room, where natural light floods in through double-glazed windows at the front of the property. A feature fireplace creates a warm and inviting atmosphere.

Reception Room 2

The second reception room is versatile, whether used as a dining room or children's play room. French doors lead to the garden offering a seamless blend of indoor comfort and outdoor charm.

Kitchen

The kitchen features shaker style wall and base units and a wooden countertop, a large two-basin ceramic sink, complemented by a five-ring gas hob and integrated oven/grill. Two expansive windows offer views of the garden.

First Floor

Features access to the boarded loft.

Bedroom 1

The main bedroom is a serene retreat at the front of the property. Fitted wardrobes provide ample storage, while a large window welcomes in natural light, creating a bright and airy ambiance. Convenient access to the fourth bedroom adds comfort and connectivity throughout.

Bedroom 2

Welcome to the second bedroom, a cozy haven overlooking the garden. A storage cupboard with shelving offers practicality.

Bedroom 3

The third bedroom currently serves as an office space. This could also be used as an ideal guest room or children's room if needed.

Bedroom 4

Welcome to the fourth bedroom, a flexible space accessible from both the landing and the main bedroom. Currently used as a dressing room, its adaptable layout makes it perfect for various purposes such as a nursery or study. With its convenient location, this room can offer options to suit your needs and preferences.

Bathroom

Welcome to the bathroom, which features a classic pedestal sink, toilet, and a corner panel bath with a shower, offering both functionality and comfort. The tiled flooring adds to the practicality of the bathroom.

Cellar

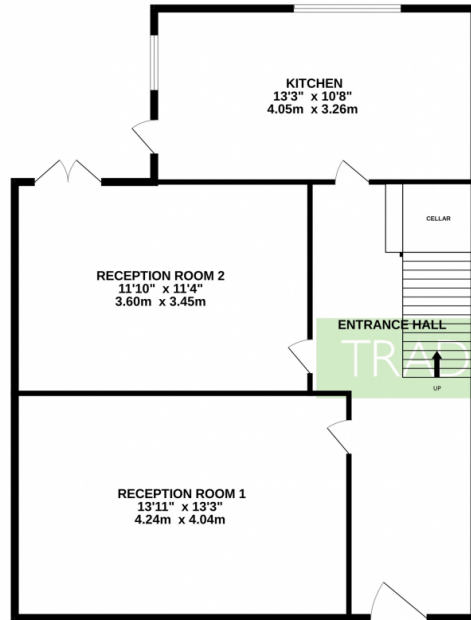
The large cellar would be perfect for extra storage space or made into a utility space. It has a radiator and electricity.

Garden

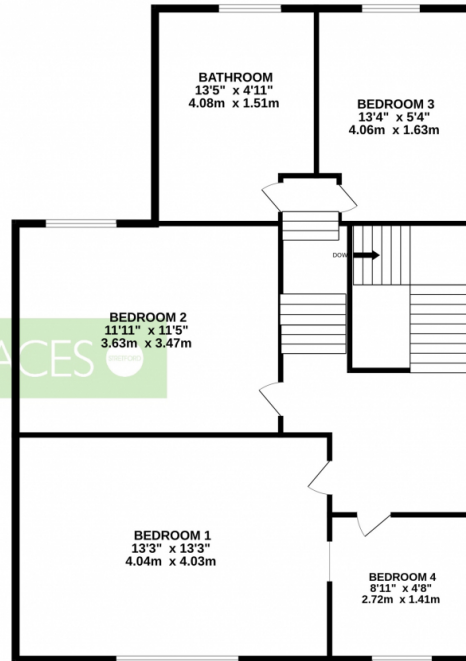
Step into the southwest-facing garden, accessible through both French doors and a door from the kitchen. The initial pebbled area, adorned with stepping stones, offers an inviting seating spot. Beyond lies a lush lawn bordered by plants and trees, ensuring privacy and tranquility. At the rear sits

a charming summer house equipped with WiFi and electricity, providing an idyllic retreat for summer days or peaceful escapes from the main house.

GROUND FLOOR
1407 sq.ft. (130.7 sq.m.) approx.



1ST FLOOR
1480 sq.ft. (137.5 sq.m.) approx.



TOTAL FLOOR AREA: 2887 sq.ft. (268.2 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 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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