



 3
Bedrooms

 2
Bathrooms





***** NO CHAIN *****

This charming three-bedroom house boasts a cozy ambiance, perfect for a growing family or those who enjoy spacious living. This property offers easy access to local primary schools and parks, making it an ideal location for families with young children or anyone who values outdoor recreation.

Upon entering, you're greeted by a warm and inviting atmosphere. The two reception rooms offer flexibility and ample space for both relaxation and entertainment. Whether it's cozying up with a book by the fireplace or hosting gatherings with friends and family, there's a room for every occasion.

The property's proximity to transport links ensures convenient commuting options, making it effortless to explore the surrounding area or commute to work. Additionally, with the Stretford Mall regeneration nearby, residents can look forward to a vibrant community with plenty of shopping, dining, and entertainment options just a stone's throw away.

Step outside into the nicely maintained garden, where the lush greenery creates a tranquil retreat. Whether you're enjoying a morning cup of coffee or hosting a summer barbecue, the garden provides the perfect backdrop for outdoor enjoyment.

The property may require a bit of updating to truly shine. However, with a little TLC and personal touches, this house has the potential to become the perfect home for years to come, offering both comfort and convenience in a sought-after location.

EPC - Awaiting

Council Tax band - TBC

Utilities - EON

Tenure - Leasehold

Ground rent £5 pa

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Porch

uPVC stained glass door with arch and a tiled floor

Entrance

Wooden door into the house with the staircase and WC below the stairs.

WC

Located under the stairs off the entrance. With frosted glass window, WC and a wall hung ceramic sink.

Reception room 1

A large double-glazed window to the front. Coving in the ceiling area.

Reception room 2

uPVC French doors to the garden. this room has a picture rail and gas fire.

Kitchen

Traditional wood wall and base units with countertops. Space for appliances. Integrated base-level fridge and freezer, dishwasher, 4-ring hob and oven. Stainless steel sink with mixer tap. Three double-glazed windows to the side and rear

Landing

Double-glazed window at the top of the stairs to the side. Loft access.

Bedroom 1

Double-glazed bay window to the front. Fitted wardrobes with dressing table .

Bedroom 2

A large double-glazed window to the rear. Feature fireplace and picture rails. Storage space with shelving. Boiler cupboard.

Bedroom 3

Double-glazed window to the front. this room also features picture rails.

Bathroom

Double-glazed frosted window to the rear. WC, and handwash basin with vanity unit. Fully tiled walk-in shower and part-tiled walls throughout.

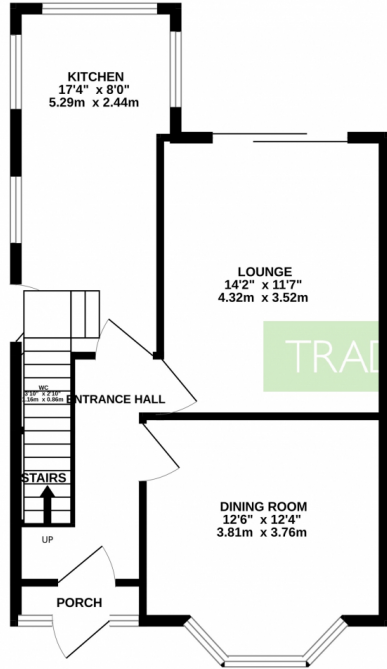
Garden

Paved front garden and to the side. Driveway with double gates to the side. Lawned area in the rear and paved. With a garage.

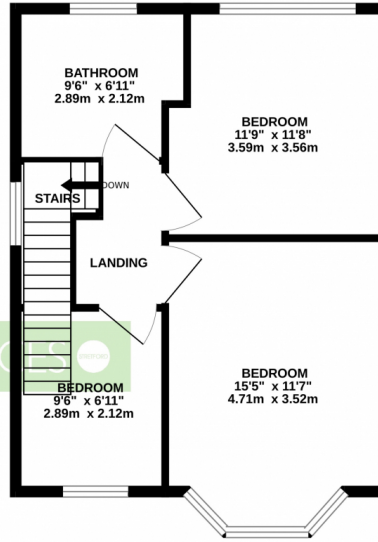
Garage

Storage with utilities

GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 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 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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