



3

Bedrooms



2

Bathrooms





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

This three-bedroom property in Stretford is a delightful family home situated close to the vibrant regeneration around Stretford Mall. As you enter, you're greeted by a cozy yet spacious atmosphere, with two reception rooms offering flexible living space to accommodate various needs.

The kitchen is perfect for preparing meals. It's convenient layout allows for easy access to both the dining area and the outdoor space, making it ideal for entertaining guests or enjoying meals.

With fantastic transport links to the motorway and public transport, commuting is a breeze, whether you're heading into the city centre for work or exploring the surrounding areas. This accessibility makes it an excellent choice for those who value convenience and connectivity.

Families will appreciate the proximity to good local schools, ensuring that children have access to quality education without the hassle of long commutes. Additionally, the area offers plenty of green spaces and amenities, providing opportunities for leisure and recreation right at your doorstep.

Council Tax - B

EPC - TBC

Tenure - Leasehold, £10pa, 999 years

Utilities - Eon

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Overall, this property combines comfort, convenience, and community, offering a wonderful place to call home in the heart of Stretford's evolving landscape

Porch

This has uPVC double glazed windows and uPVC door.

Entrance Hall

uPVC double glazed frosted windows and door welcome you into a bright entrance hall, with stairs to the upper floor and dorrs to the reception room and downstairs WC.

WC

This downstairs WC has a handwash basin and a double-glazed frosted window to the side.

Reception room 1

Welcome to the first reception room with a large bay double-glazed window to the front. With sliding doors into the second reception room

Reception room 2

This bright room has an opening to the kitchen and a large double-glazed window to the rear.

Kitchen

The kitchen has an integrated stainless steel sink with a mixer tap, four-ring hob, base unit fridge, oven and grill. Wall and base units with countertops. Double-glazed uPVC sliding doors onto the garden and a double-glazed window to the side.

Landing

with access to a boarded loft and a double-glazed window at the top of the staircase.

Bedroom 1

This bedroom has a large double-glazed window to the front, built-in wardrobes, drawers and mirror.

Bedroom 2

This second bedroom has built-in storage with glass door and a double-glazed window to the rear.

Bedroom 3

This third bedroom has a double-glazed window to the front with built-in storage.

Bathroom

Velux window and a double glazed window to the side P shape bath with over head shower. Sink with a large vanity unit. Spotlights.Towel rail. Boiler cupboard.

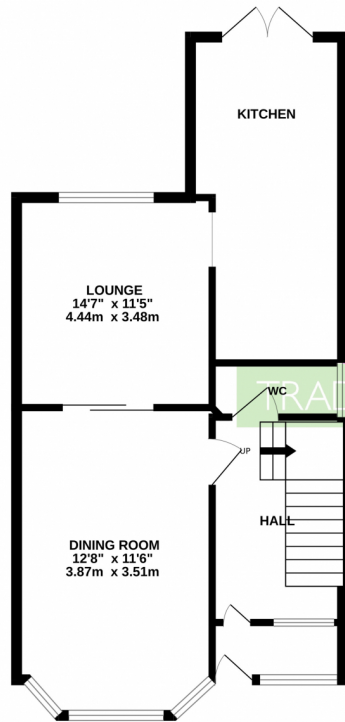
WC

This upstairs WC has a handwash basin and a double-glazed frosted window to the side.

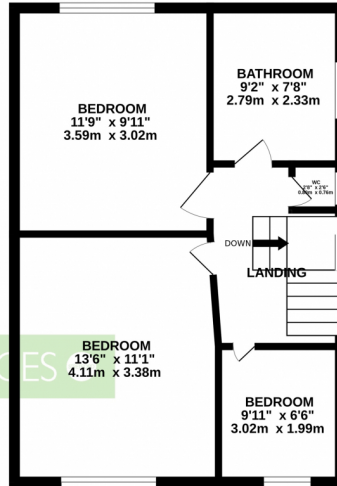
Garden

Established garden with a lawned and a patio area with fencing surrounding.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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