



 4  
Bedrooms

 2  
Bathrooms





This spacious four-bedroom property in Stretford offers a comfortable and modern living space, perfect for a family or individuals seeking ample room. The large lounge is an inviting area, providing plenty of space for relaxation and entertainment. The well-equipped kitchen is not only spacious but also designed with functionality in mind, making it a delightful space for cooking and dining.

The property features two bathrooms, adding convenience and ensuring that there is plenty of room for everyone. Additionally, there is a dedicated study, providing an ideal space for remote work or a quiet area for reading and study sessions.

For added convenience, the property includes a garage, offering secure parking and additional storage space. The proximity to the motorway transport links make commuting and travel easy, while the convenience of having the Trafford Centre just a short distance away provides access to a wide range of shopping, dining, and entertainment options.

Families with children will appreciate the property's location near local primary and high schools, providing easy access to quality education. Overall, this four-bedroom property in Stretford combines practicality, comfort, and accessibility, making it an excellent choice for those looking for a well-rounded and convenient living space.

Council Tax - C

Leasehold

Ground rent per year £5

Utilities - Prepayment Utilita

EPC- TBC

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by your Legal representative) \*

### **Porch**

Tiled floor. Double-glazed windows. Composite front door.

### **Entrance hall**

uPVC door. Wood flooring. Radiator. Spotlights

### **Living room** *6.86m x 3.46m*

Wood flooring. Electric fireplace. Double-glazed window. 2 wall-mounted radiators. French doors to the garden

### **Office/Study** *4.31m x 1.88m*

Wood floor. uPVC door to garden. Storage. Wall-mounted radiator, Double-glazed window. Door to WC.

### **Bathroom**

Vinyl floor. Cubicle shower electric. WC. Hand wash basin vanity. Extractor fan. Wall-mounted radiator.

### **Garage** *2.22m x 2.02m*

Space for utilities. Wall and base units

### **Bedroom 1** *3.05m x 4.11m*

Laminate flooring. Double-glazed window. Wall-mounted radiator. Spotlights.

### **Bedroom 2** *2.71m x 3.31m*

Laminate flooring. Double-glazed window. Wall-mounted radiator.

### **Bedroom 3** *2.11m x 2.02m*

Laminate flooring. Double-glazed window. Wall-mounted radiator.

### **Bedroom 4** *2.48m x 2.02m*

Laminate flooring. Double-glazed window. Wall-mounted radiator.

### **Bathroom** *1.77m x 2.10m*

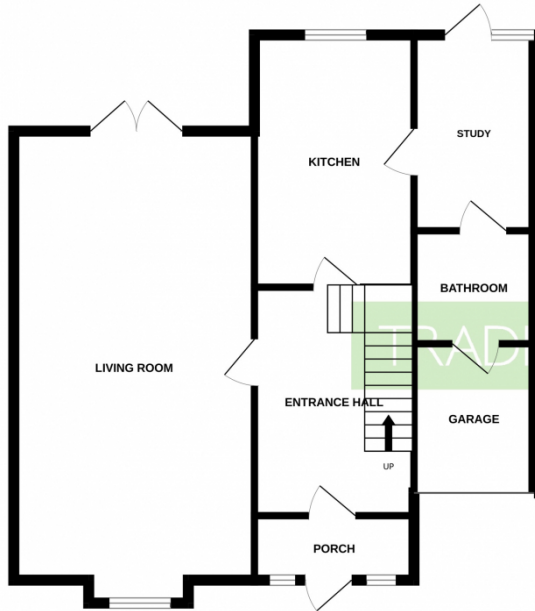
Tiled floor. Wall-mounted radiator. Double-glazed frosted window. Cubicle shower. WC. Wash hand basin vanity. Extractor fan.

### **Garden**

Decking. Lights.



GROUND FLOOR



1ST FLOOR



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