



 2  
Bedrooms

 1  
Bathroom





\*\*\*\*\*NO CHAIN\*\*\*\*\*

Trading place Stretford welcomes, this two-bedroom house offers a blend of comfort and functionality. The property boasts two generously sized reception rooms, providing ample space for entertaining guests or enjoying family time. These versatile spaces can be easily adapted to suit your needs, whether you envision a cozy living room, a formal dining area, or a relaxed family room.

As well as reception rooms, you'll find a dedicated study – an ideal spot for working from home, indulging in hobbies, or simply storage usage. This addition makes the house particularly appealing for those needing a separate space for productivity. The property includes a downstairs WC, and a small garage for extra storage space.

The kitchen has access to the paved garden, a low-maintenance outdoor area perfect for al fresco dining, gardening, or simply enjoying the fresh air. The garden's design ensures you can enjoy the outdoors without the hassle of extensive upkeep. Upstairs, the house features a full bathroom. The two bedrooms are well-proportioned, offering plenty of space.

Council Tax - B

EPC - D

Tenure - Leasehold, £4.50pa, 999 years

Utilities - TBC

**\*Disclaimer \*** (While every effort has been made to ensure the accuracy and completeness of the information, Trading Places and the seller makes no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability or suitability of the information contained in this advertisement for any purpose and any reliance you place on such information is strictly at your own risk. All information should be confirmed by your Legal representative) \*

### **Entrance Hall**

The uPVC door brings you into the entrance with access doors to reception rooms 1 and 2 and stairs to the upper floor

### **Reception Room 1**

The first reception room is to the front of the property with a large double-glazed window to the front. There is open-plan storage under the stairs.

### **Reception Room 2**

This second reception room is a large spacious area with uPVC French doors onto the rear garden area. With door to the kitchen.

## **Kitchen**

the kitchen has white wall and base units with black countertops. It has an integrated hob, extractor fan and sink with space for other appliances. The Double-glazed window overlooks the garden to the rear. Access to the WC.

## **WC**

This convenient downstairs WC has a handwash basin.

## **Study**

This room has countertops and shelving with access to the garage. Period Features Log Burner Stripped polished floors Large rear garden Off Road parking for several cars# Detached garage Converted cellar Cellar Chambers Modern fitted kitchen Contemporary kitchen Modern bathroom Mature Garden Partial Double glazing Sash windows Loft conversion with ensuite Loft conversion. In need of modernisation Views over the park Views over water. Close to Metrolink Close to train station Close to amnesties In catchment for..... Grammar School ing

## **Landing**

the landing has a double-glazed frosted window to the side and storage above the stairs.

## **Bedroom 1**

This is the largest bedroom with a large double-glazed window to the front.

## **Bedroom 2**

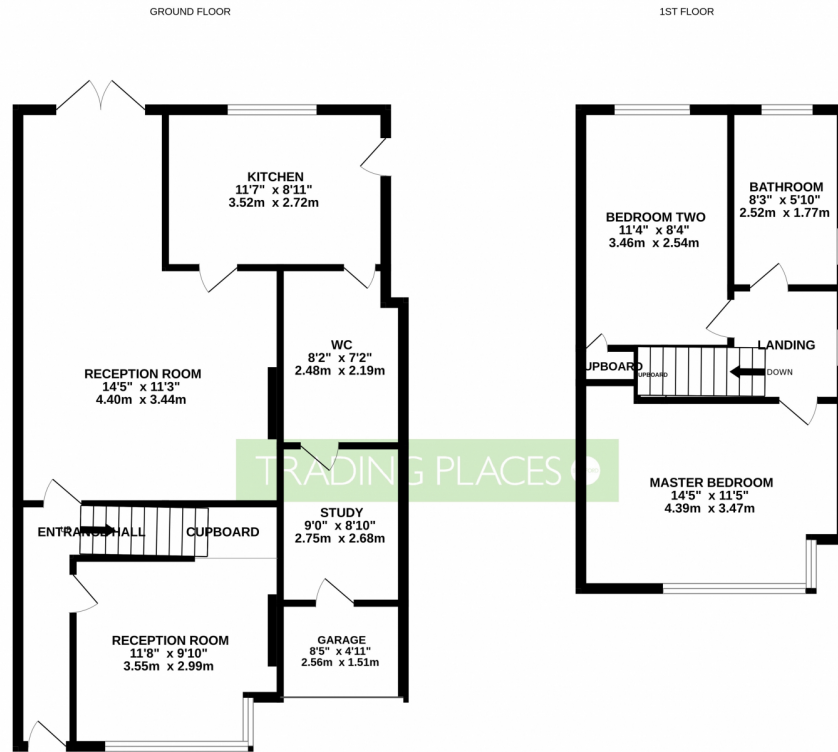
This bedroom has a double-glazed to the rear that overlooks the garden, with access to the loft. This room has a built-in wardrobe with sliding doors.

## **Bathroom**

The bathroom has a Three-piece suite with a bath WC and handwash basin. Over the bath is a shower. There are two double-glazed widows one to the side and one rear.


## **Garden**

The garden to the rear is paved with fencing all the way around.



39 BERKELEY AVENUE, STRETFORD, MANCHESTER, M32 9TJ

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>63</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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