



 4
Bedrooms

 2
Bathrooms





Trading Places are happy to welcome this charming four-bedroom semi-detached house, nestled on the prestigious Lime Road and boasting a rich history since its construction in 1909. This property has been a fabulous family home over the past 25 years, providing comfort, character, and a warm atmosphere.

Approaching the property, you will see the well-maintained appearance, front garden, a convenient driveway, and a gate providing access to the rear garden. The moment you step inside, the allure of original features becomes apparent, with coving and hardwood flooring seamlessly adorning the property. The entrance hall leads you to the first reception room at the front, characterised by a large bay window and an impressive marble fireplace, creating a cozy and elegant space. The second reception room continues the charm with wood french doors opening to the garden and another feature fireplace.

The kitchen blends modern convenience with classic aesthetics, showcasing grey gloss wall and base cabinets, a pull-out pantry feature, an integrated dishwasher, and a spacious sink with a detachable tap. The adjacent garden room floods the space with natural light, offering a delightful spot to relax while overlooking the well-maintained garden. A unique feature of this property is the two-room cellar, presenting various possibilities for use, such as a utility room, cozy den, wine cellar, or office space. Equipped with a Belfast sink and plumbing for utilities, it also includes a convenient W/C room.

On the first floor, three generously sized bedrooms retain the original features, complemented by a spacious bathroom featuring a separate bath and shower. Ascending to the second floor, a large fourth bedroom awaits, complete with a modern ensuite bathroom and additional space currently utilised as a study area.

Externally, the property offers a private retreat with plants and seating areas, perfect for outdoor enjoyment. The two wildlife planted areas could easily be returned to lawn, for use as childrens play areas. Lime Roads desirable location provides proximity to quality primary schools, including the esteemed Stretford Grammar School. Green spaces are easily accessible, with Longford Park and the Mersey Valley offering scenic retreats just minutes away.

For those with a love for sports, Old Trafford football and cricket grounds are less than 3 miles away. Stretford Metrolink is conveniently situated within a 5-minute walk, providing easy access to various destinations. Additionally, the nearby Bridgewater Canal offers a picturesque walking and cycling route directly into Manchester city centre and the Trafford Centre.

Don't miss the opportunity to make this historic and beautifully maintained residence your new house.

Key features:

- Gas central heating
- Walled garden
- Terrific location, 5-minute walk to Metrolink and close to Mersey Valley green space
- Driveway with parking for 2 cars
- Four bedrooms, ensuite plus large family bathroom
- Two reception rooms with period features
- Well-equipped dining kitchen

Council Tax E

Freehold

Utilities Octopus

EPC E

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Entrance

Original floorboards. Original stained lead window. Wooden door. Staircase to first floor. Wall-mounted radiator.

Reception Room 1 *4.58m x 3.90m*

Original floorboards. Coal effect gas fire. Beautiful marble fireplace with ornate metal surround. Double-glazed window (Original wooden framed sash). Wall-mounted radiator. Large bevelled mirror

Reception Room 2 *4.52m x 3.64m*

Wood flooring. 2 double-glazed windows. French wood doors to the garden. Wall-mounted radiator. Tiled fire surround- Antique Wood fireplace extending to the ceiling. Dual fuel-burning stove.

Kitchen *5.38m x 3.46m*

Slate tiled floor. Wall-mounted radiator. Grey gloss wall and base units. Integrated dishwasher. Space for appliances (fridge, range cooker). Pull out pantry. Double-glazed window. Access to utility and garden room. Black stone effect sink with moveable tap.

Garden room *2.12m x 1.94m*

Spotlights. uPVC door. Sliding windows. Tiled flooring. Belfast sink. Large Velux skylight.

Cellar

Toilet. Boiler. 2 chambers. Belfast sink. Windows. Plumbing for utilities. Wall-mounted radiator. Freestanding safe.

Landing

Original stained glass lead window. Wall-mounted radiator. Built-in cupboards under stairs. Stairs to Second-floor bedroom.

Bedroom 1 *3.90m x 4.58m*

Carpet. Double-glazed window. Wall-mounted radiator.

Bedroom 2 *3.70m x 3.64m*

Carpet. Double-glazed window. Wall-mounted radiator.

Bedroom 3 *3.70m x 3.46m*

Carpet. Double-glazed window. Wall-mounted radiator.

Bathroom *2.36m x 3.04m*

Double-glazed frosted window. Wall-mounted radiator. Shower cubicle. Bath. Toilet. Pedestal sink. Part tiled walls.

Bedroom 4 (Second floor) *4.38m x 3.98m*

Carpet. Double-glazed window. Wall-mounted radiator. Spotlights. Large storage attic. Access to study and ensuite.

Ensuite

Tiled flooring. Vanity composite sink. Square shower. Toilet. Spotlights. Velux Skylight. Heated towel rail.

Study area *1.84m x 7.13m*

Carpet. 2 x Velux skylights. Built-in storage. Wall-mounted radiator Shelving and space for a desk

Garden

Walled patio area. Wildlife pond. Fenced and wall surrounding. Gate and driveway. Lawn at the side. Brick built shed



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Lime Street Stretford, M32 8HT

