



 **3**  
Bedrooms

 **2**  
Bathrooms





This three-bedroom semi-detached home in Stretford is an ideal blend of comfort and convenience. The property boasts two spacious reception rooms and a dedicated dining area, offering plenty of space for family activities and entertaining guests. A recently refurbished bathroom adds a touch of modernity, while new flooring throughout the house enhances its fresh and contemporary feel. With a new roof installed just 12 months ago, the home ensures durability and peace of mind. Located close to local schools, transport links, and the motorway, it is perfect for families and commuters. Outside, the property features a large garden to the rear, providing a wonderful outdoor space for recreation and relaxation, and a driveway at the front, ensuring ample parking.

EPC TBC

Utilities - British Gas

Freehold

Council Tax B

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### **Entrance**

As you enter from the uPVC front door the stairs to the upper floor doors to reception room 1 and the kitchen. I has tiled floor throughout.

### **Reception room 1**

The tiled floor continues with a double-glazed window overlooking the front of the property and a door to reception room 2

### **Reception room 2**

The tiled floor continues, with a sliding double-glazed door to the garden and the door to the kitchen.

### **Kitchen**

The tiled floor continues, wall and base units integrated ho, oven and extractor fan. Space for appliances and a storage cupboard.

### **Dining room**

This room has a double-glazed window to the side.

### **Downstairs Toilet**

This has a WC with a wall hung sink, double-glazed frosted window with part tiled walls and tiled floors.

**Storage Cupboard**

This room has plumbing for appliances and a tiled floor.

**Landing**

Loft access with access to all the bedrooms family bathroom it has a double-glazed frosted to the side.

**Bedroom 1**

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

**Bedroom 2**

This is the second bedroom with a double-glazed window to the rear.

**Bedroom 3**

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

**Bathroom**

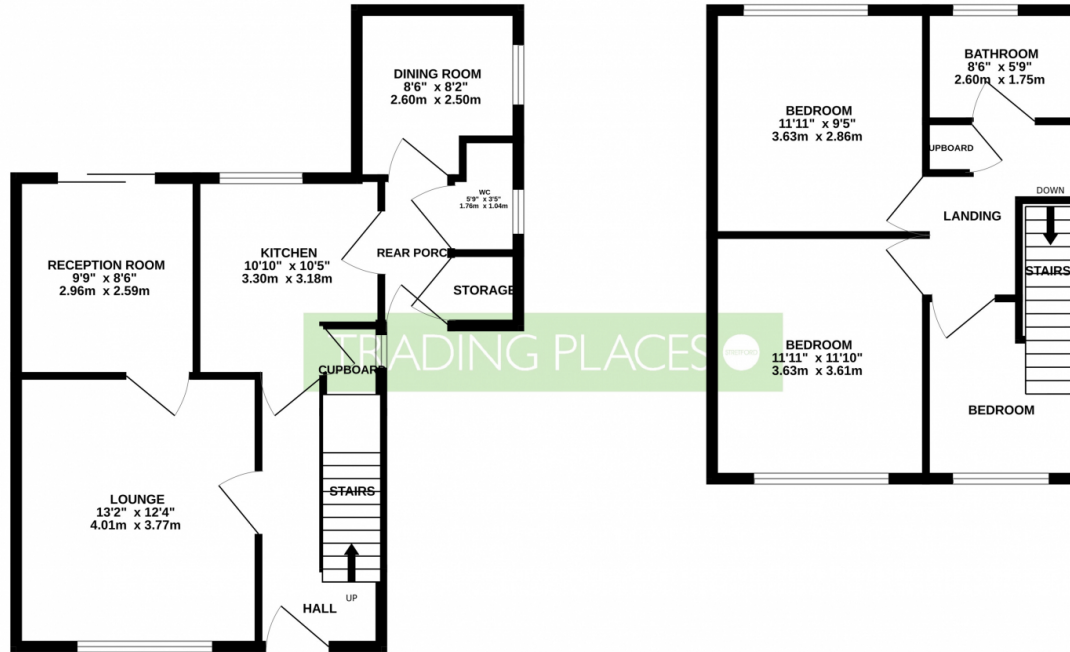
This recently renovated bathroom has a walk-in shower WC with hose and vanity sink. With tiled walls and floor and double-glazed frosted window.

**Garden**

The large rear garden has a lawned area with access to the side of the property, electricity and two water points. The front garden has a large driveway and lawned area.

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 441 sq.ft. (41.0 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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