



 3

Bedrooms

 2

Bathrooms











Trading Places are happy to welcome this charming three-bedroom detached property that effortlessly combines modern elegance with comfortable living.

As you approach the house, the well-maintained garden at the front sets the tone for the care and attention this home has received. A convenient driveway and garage provide ample parking space, ensuring your convenience.

Upon entering through the porch, you'll be greeted by the open-plan living area that seamlessly flows into the dining space. Natural light floods the room through windows at the front and French doors at the back, leading to a thoughtfully landscaped garden. The luxurious oak flooring adds a touch of warmth and sophistication to the living space.

The dining area, connected by an archway, introduces you to the brand-new kitchen. This modern culinary space features sleek grey gloss wall and base units, offering both style and functionality. Convenient shelving and integrated appliances, including a five-ring gas hob, cater to the needs of a contemporary lifestyle.

Upstairs, the property boasts three generously sized bedrooms. The main bedroom comes complete with its own ensuite, providing privacy and convenience. The additional bedrooms are perfect for a growing family, guests, or a home office. The main bathroom on this level is elegantly designed, comprising a three-piece suite, ensuring both style and practicality.

Stepping outside, the rear garden is a tranquil oasis. Paved areas provide space for outdoor seating and entertaining, while artificial grass ensures low maintenance and a green aesthetic all year round.

Dearne Drive offers a delightful combination of contemporary features, spacious living areas, and outdoor charm. This property is not just a house; it's a place to call home. Book your viewing today and discover the endless possibilities awaiting you in this Stretford gem.

Council Tax - Band C

Utilities - Smart Metre - Shell Energy

Freehold

**\* 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) \*

## **Porch**

UPVC door to porch. Double-glazed window at the side. Oak flooring. Door to the main reception room.

## **Living Room** *4.54m x 3.20m*

Double-glazed window at the front. Wall-mounted radiator. Gas fireplace. Oak flooring. Open plan to the dining area.

## **Dining Area** *3.20m x 2.46m*

French doors lead to the garden at the rear. Wall-mounted radiator. Storage under stairs. Oak flooring. Archway to kitchen.

## **Kitchen** *3.19m x 2.18m*

Grey gloss wall and base units with Quartz countertop and backsplash. Large sink with stainless steel tap. Integrated five-ring gas hob, oven/grill, extractor fan, and fridge/freezer. Space for utilities. Double-glazed window at the rear. Tiled flooring.

## **First Floor Landing**

Double-glazed window on staircase. Carpet. Wall-mounted radiator. Storage cupboard housing the boiler.

## **Bedroom 1** *1.55m x 3.65m*

Laminate flooring. Built-in storage. Wall-mounted radiator. Double-glazed window at the rear. Door to ensuite.

## **Ensuite** *0.87m x 2.86m*

Vinyl flooring. Pedestal sink. Cubicle shower. W/C. Wall-mounted radiator. Part-tiled walls. Frosted window.

## **Bedroom 2** *3.09m x 2.86m*

Laminate flooring. Built-in storage. Wall-mounted radiator. Double-glazed window at the front.

## **Bedroom 3** *2.87m x 2.08m*

Laminate flooring. Built-in storage and desk. Wall-mounted radiator. Double-glazed window at the front.

## **Bathroom** *1.86m x 2.06m*

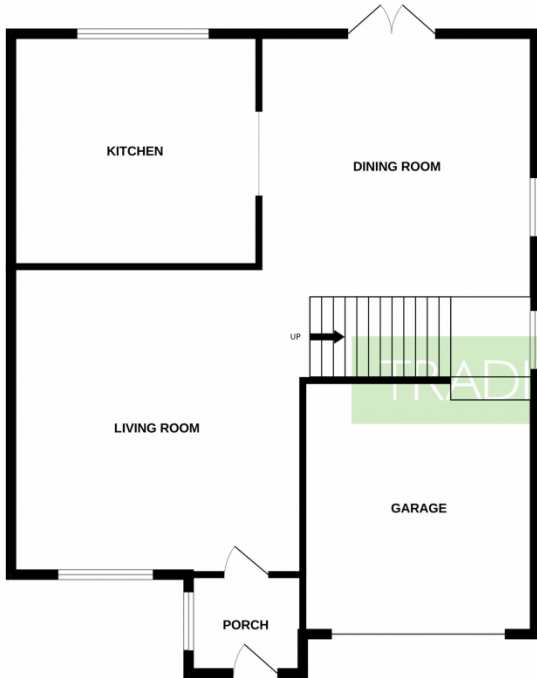
Tile flooring and walls. Vanity sink unit. W/C. Bath with overhead shower. Frosted window at the rear. Towel radiator.

## **Garden**

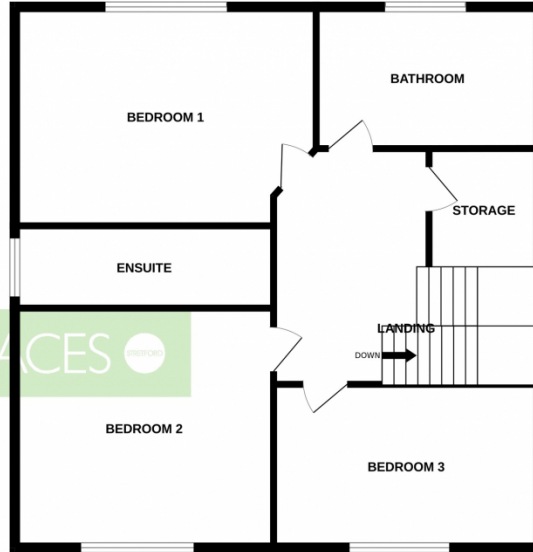
Artificial grass. Part paved. 2 x sheds.

## **Garage**

GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2024

