



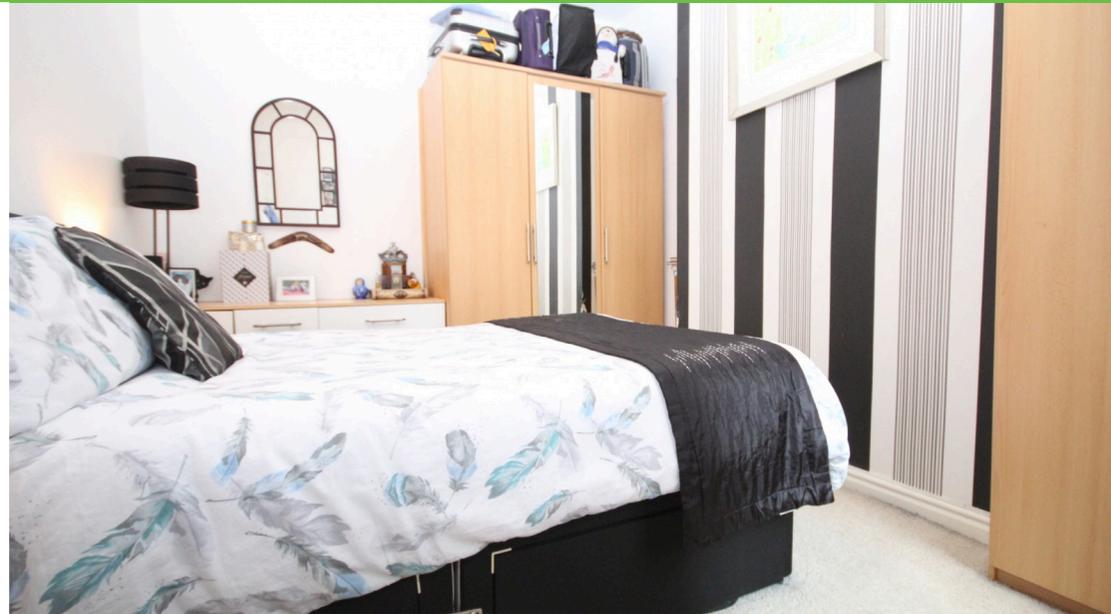
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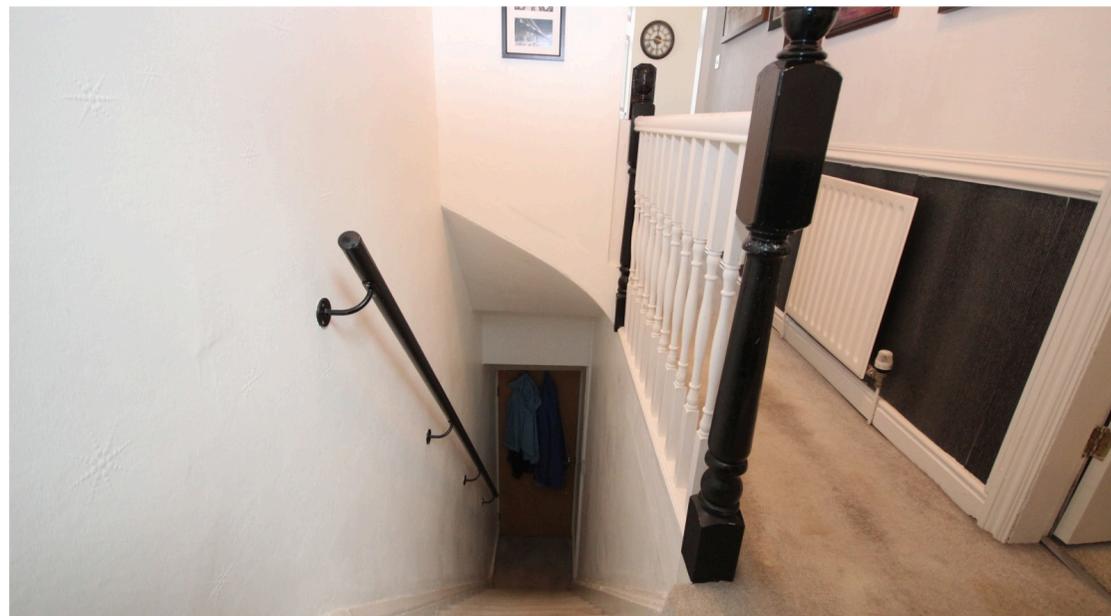
Bedroom



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Bathroom





This cozy 1-bedroom flat with a loft room is nestled in the heart of Stretford, just a stone's throw away from the vibrant regeneration of Stretford Mall. As you enter, you're greeted by a bright and airy living space, adorned with modern furnishings and large windows that flood the room with natural light.

The living area seamlessly transitions into a contemporary kitchen, complete with sleek countertops, room for state-of-the-art appliances, and ample storage space. It's perfect for whipping up delicious meals or entertaining guests.

Ascending the stairs, you'll find the loft room, a versatile space that can serve as a home office. With its sloped ceilings and skylight, it exudes a cozy ambiance. The bedroom is a peaceful retreat, offering tranquillity and comfort. Soft, neutral tones create a soothing atmosphere, while a spacious closet provides plenty of storage for your belongings. The bathroom is sleek and modern, featuring elegant fixtures, and a luxurious bath.

The commercial property below can be sold together £250k or separately £100k. Convenience is key with this flat, as it's located within easy reach of transport links into the city centre and the motorway, making commuting a breeze. Plus, with the regeneration of Stretford Mall just steps away, you'll have a wealth of shops, restaurants, and entertainment options right on your doorstep.

Council Tax - A

Tenure - Leasehold £5pa ground rent, 999 years

Utilities - Smart Meters - Octopus Energy

EPC - Awaiting

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### **Entrance**

Staircase to Flat. Staircase to loft room.

### **Living Room** *4.73m x 3.43m*

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

**Kitchen** *2.85m x 3.24m*

Velux window. Double-glazed window. Bathroom door. Electric oven. Gas hob. Extractor fan. Tiled floor. Wall and base units.

**Bedroom** *4.09m x 3.00m*

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

**Bathroom** *1.66m x 2.97m*

Handwash basin. WC. Bath with overhead shower. Tiled floor. Towel radiator.

**Loft room**

Velux window. Electrics.



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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