



 2
Bedrooms

 1
Bathroom





This two-bedroom flat in Stretford is ideally located close to the Stretford Mall, which is undergoing significant regeneration. The property is also conveniently situated near the Metrolink, motorway, and various public transport options, making commuting and travel exceptionally easy.

Inside, the flat features a spacious layout with a contemporary design. The modern kitchen is equipped with sleek cabinetry, state-of-the-art appliances, and ample counter space, perfect for culinary enthusiasts, with access to a private balcony via the kitchen that offers a charming outdoor space for relaxation or entertaining. The living area is bright and airy.

Both bedrooms are generously sized with large windows that allow for plenty of natural light. The flat is finished to a high standard throughout, ensuring a comfortable and stylish living environment in a vibrant and well-connected area of Stretford.

Utilities - Utility Warehouse

Leasehold

Council tax A

EPC D

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Hallway

The hallway has access to all the rooms the intercom and a cupboard with the fuse box

Livingroom

The living room has a large double-glazed window an electric fire place with tiles.

Kitchen

The Kitchen has high gloss wall and base units with wood effect countertops, with integrated hob, oven extractor fan and sink with mixer tap. Space

for appliances. Double-glazed window and composite door to the balcony.

Bedroom 1

This largest room has a double-glazed window and a storage cupboard.

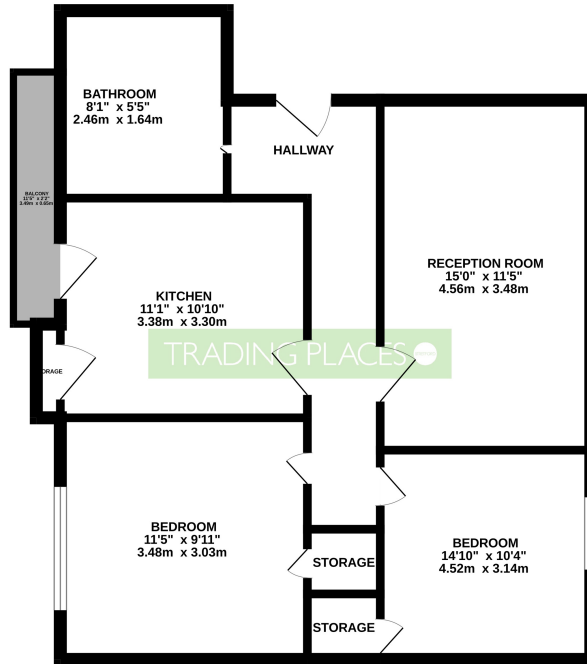
Bedroom 2

This bedroom has a double-glazed window with a storage cupboard.

Bathroom

This has a three-piece bathroom suite with overhead shower. It has two double-glazed frosted windows and extractor fan.

GROUND FLOOR



TOTAL FLOOR AREA: 647 sq.ft. (60.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Stretford, M32

