



 3

Bedrooms

 1

Bathroom





This three-bedroom house in Stretford is ideally situated close to public transport, offering excellent connectivity. The home includes a welcoming reception room and an open-plan kitchen/diner, creating a spacious and versatile living area. There is a large rear garden, perfect for outdoor activities and relaxation, and it also provides access to a cellar, offering additional storage space. The bedrooms are generously sized, ensuring comfort and ample room. Additionally, the property features a shower room and retains some original features, adding to its charm and character.

EPC D

Utilities - Octopus

Leasehold

Ground Rent £2.30

Council Tax B

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Entrance

In this entrance hall access the downstairs WC and reception room. Under stair storage and a staircase to the upper floor.

Reception Room 1

The first reception room has a large bay double-glazed window to the front of the property. A feature fireplace, with double doors through to reception room 2 and kitchen area.

Kitchen/diner

This open-plan kitchen/diner has a double-glazed window to the rear and uPVC door to the garden in the kitchen area. wall and base units with countertops also an island. The kitchen has an electric hob, oven, extractor fan, sink with mixer tap and dishwasher that are integrated.

Landing

The landing has loft access, and access to all the bedrooms and bathroom. There is also a double-glazed frosted window.

Bedroom 1

This is the largest bedroom with a large double-glazed window to the front of the property. this room has built-in storage and original fireplace.

Bedroom 2

This second bedroom has a double-glazed window to the rear and an original fireplace.

Bedroom 3

The third bedroom has a double-glazed window to the rear.

Shower room

The Shower room has a three piece shower suite. Tiled walls and towel radiator. with a double-glazed frosted window to the front of the property.

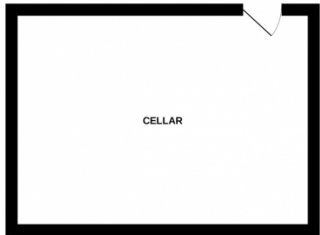
Cellar

This cellar has three chambers the boiler and plumbing for appliances.

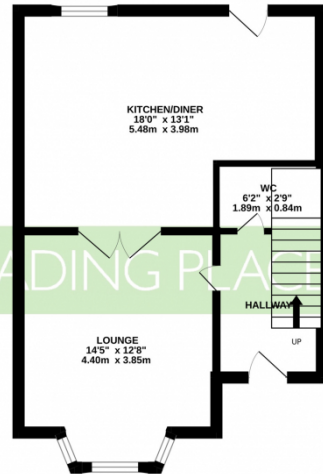
Garden

This large rear garden has a lawned area, and patio area. Steps down to the cellar and gated access to the side of the property.

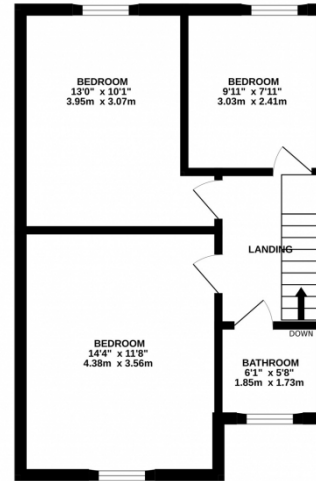
GROUND FLOOR
237 sq.ft. (22.1 sq.m.) approx.



1ST FLOOR




SECOND FLOOR



TOTAL FLOOR AREA : 717 sq.ft. (66.7 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
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	81
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: STRETFORD, M32

