



 **3**
Bedrooms

 **1**
Bathroom





This three-bedroom house, conveniently situated close to the motorway and transport links, offers an ideal blend of accessibility and comfort. Featuring a driveway and a detached garage, it provides ample parking space and storage options. The property boasts a large rear garden, perfect for outdoor activities and relaxation. Inside, a spacious through lounge creates a welcoming and versatile living area. Additionally, the house is in close proximity to a local park and nearby schools, making it an excellent choice for families.

Utilities British Gas

Leasehold

Ground Rent £5.00 PA

EPC C

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Entrance

uPVC double-glazed door to the front. Stairs leading to the first floor. Access to the reception room and Kitchen.

Lounge/Diner

uPVC double-glazed bay window to the front and uPVC double-glazed French doors leading to the rear garden.

Kitchen

uPVC double-glazed window to the rear and the side. uPVC double-glazed door leading to the side. Wall and base units countertops. Integrated hob, oven and extractor fan. Space for other appliances. A single unit sink with mixer tap. Splash tiling and radiator. Understairs storage cupboard.

Landing

the landing has access to the loft all the bedrooms and bathroom. Double-glazed window to the side.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

This third bedroom has fitted wardrobes with a double-glazed window to the front.

Bathroom

A three-piece suite comprises a WC, wash hand basin and a bath with a shower over. Tiling to compliment. Double-glazed window to the side.


Garden

Externally to the front of the property there is a block paved driveway providing ample off road parking. To the rear there is a paved garden which is fenced for privacy. Also benefiting from a garage which has an electricity supply.

TRADING PLACES

Asking Price £290,000
Barton Road, Stretford, M32 9TD



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(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 

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