



 2
Bedrooms

 1
Bathroom





MODERNISED TO A FANTASTIC STANDARD AND A STONES THROW AWAY FROM THE METROLINK !!

Trading Places are proud to bring to the market this larger than average two double bedroom first floor apartment which completed to a high standard, making it perfect for a first time buyer and being located close to the Stretford metrolink station. In brief the property comprises of an communal entrance, communal hallway, front entrance door, hallway, lounge, modern fitted kitchen, two well proportioned bedrooms, modern fitted three piece bathroom suite. The property is warmed by gas central heating and also benefits by being fully UPVC double glazed. Externally to the front there is well maintained communal garden and to the rear a lawn garden which benefits from not being over looked. The location is ideal for transport links including the Metrolink and bus stops a short walk away, also located nearby is Stretford Mall Media City and the Trafford Centre, Early viewings are strongly recommended.

Entrance - Shared entrance with security door and intercom.

Hallway - UPVC door leading in, laminate floor, intercom, storage cupboard with power and double panel radiator.

Lounge - 17'05 x 11'08 - UPVC double glazed windows to the front elevation, feature fire place, TV point and double panel radiator.

Kitchen - 8'07 x 7'10 - UPVC double-glazed window to the rear elevation, laminate floor, ceiling spotlights. A selection of white high gloss wall and base units , tiled splash back, wood effect roll edge work surfaces incorporating a stainless steel sink with mixer tap, electric oven, gas hob and extractor hood..

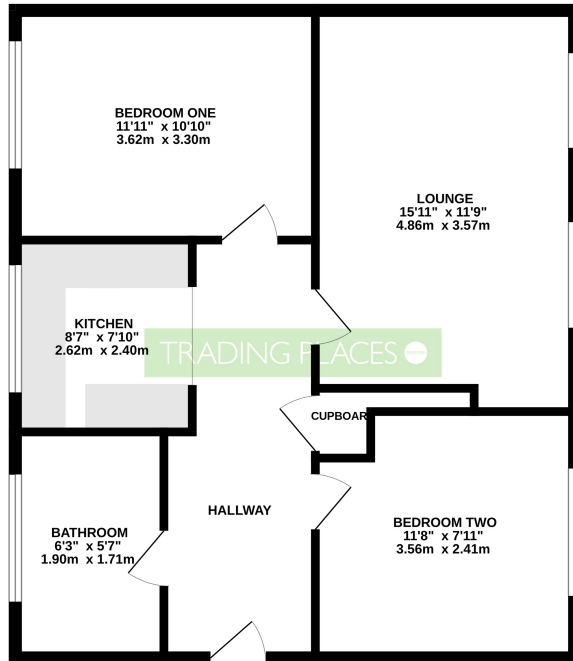
Bedroom One - 11'10 x 10'09 - UPVC double-glazed window to the rear elevation and double panel radiator.

Bedroom Two - 11'08 x 7'11 - UPVC double-glazed window to the front elevation, ceiling coving and single panel radiator.


Bathroom - UPVC double glazed window to the rear elevation, three piece fitted bathroom suite comprising of, bath with mixer tap, thermo mixer shower, glass shower screen, low-level w/c, sink with pedestal, tiled walls, laminate floor, ceiling spotlights and towel radiator.

Outside - Communal garden and additional storage cupboard beside the front door.

GROUND 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 Metropac 02/20

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C	71	
(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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