



 3

Bedrooms

 1

Bathroom





Trading Places welcomes a charming three-bedroom, three-reception room house located in the desirable area of Stretford. This property boasts stunning views overlooking Moss Park to the rear, offering a serene and picturesque backdrop. Convenience is key, as the house is situated close to public transport and motorway links, ensuring easy access to surrounding areas. Additionally, local primary schools are just a short distance away, making this an ideal home for families.

The house is beautifully decorated throughout, reflecting a modern yet cozy ambiance. The well-maintained garden provides a lovely outdoor space for relaxation and entertainment. This property combines style, comfort, and practicality, making it a perfect choice for discerning buyers.

EPC D

Utilities TBC

Tenure TBC

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### **Porch**

The porch has a uPVC door with double-glazed windows and tiled floor.

### **Hallway**

From the porch is a wooden door with stained glass into the hallway. Access to the reception rooms and kitchen. Stairs to the upper floor.

### **Reception Room 1**

This reception room has a large bay double-glazed window to the front of the property. It also has coving in the ceiling.

### **Reception Room 2**

This second reception room has a double-glazed windows to the rear and a uPVC door to the garden.

### **Reception Room 3**

This reception room has a double-glazed window to the side. Understair storage and soor into the kitchen.

## **Kitchen**

the kitchen has three double-glazed windows to the side and rear. uPVC frosted glass door to the side. Shaker style wall and base units with countertops. Space for appliances, with integrated hob oven and extractor fan. The boiler is located in this kitchen.

## **Landing**

The landing has loft access. Access to the bedrooms and bathroom.

## **Bedroom 1**

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

## **Bedroom 2**

This second room has a double-glazed window to the rear that over looks the park.

## **Bedroom 3**

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

## **Bathroom**

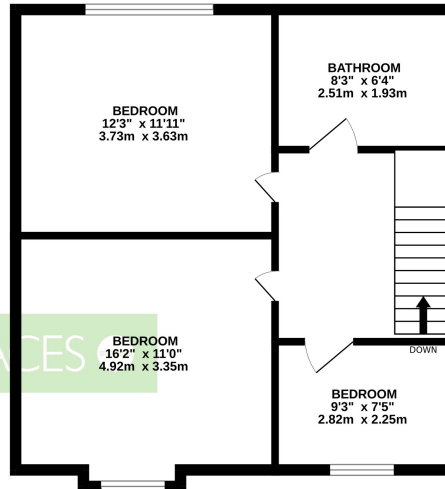
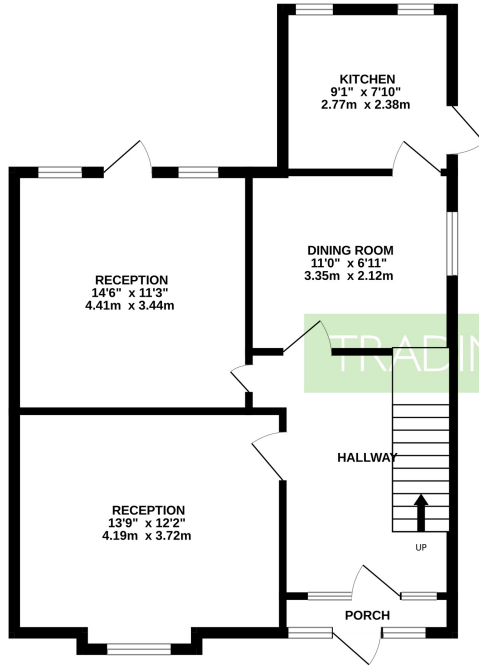
This bathroom has a four-piece bathroom suite , with a corner bath, separate shower WC and pedestal sink. Tiled floor and part tiled walls. Two double-glazed frosted windows.

## **Garden**

This garden is fenced all around with a gate. Lawn and paved with a separate garage.

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 1178 sq.ft. (109.4 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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