



 3

Bedrooms

 1

Bathroom





Trading Places welcomes this charming and spacious three-bedroom corner semi-detached property located on the desirable Truro Avenue in Stretford. This delightful home boasts an array of impressive features and offers comfortable family living.

The property features two spacious reception rooms, perfect for entertaining and family gatherings. The front reception room is highlighted by a beautiful curved bay window, allowing plenty of natural light to flood the space. The large kitchen is well-appointed with modern conveniences, including some integrated appliances such as a gas hob and a brand-new fridge/freezer. A door from the kitchen leads directly to the garden, making outdoor dining and entertaining effortless.

Upstairs, you will find three generously sized bedrooms. Two of the bedrooms come with fitted wardrobes and large windows that provide ample natural light, creating a bright and airy atmosphere. The contemporary bathroom features a wall-hung sink, and a large shower, offering a luxurious space to unwind.

Externally, the property boasts a well-maintained garden, complete with a lush lawn, vibrant plants and flowers, and a paved seating area, perfect for relaxing and enjoying the outdoors. Additionally, there is a brand-new detached garage and a driveway, providing ample parking space.

This property is ideally situated within walking distance to the Stretford Metrolink, providing easy access to the motorway and into the city centre. It is also conveniently close to Stretford Grammar School, making it an excellent choice for families.

Don't miss this opportunity. Contact us today to arrange a viewing!

Council Tax - band A

Tenure - Freehold

Utilities - Gas and Electric - British Gas

Boiler - approximately 4 years old

Broadband - BT

### **Entrance**

Porch - uPVC glass door into the porch Entrance - Large composite door into the hall. Features a storage cupboard by the front door and understairs

storage. Laminate flooring. Double-glazed window at the side. Radiator.

### **Reception Room 1**

Double-glazed curved bay window to the front. Electric fireplace. Fireplace.

### **Reception Room 2**

Double-glazed window at the rear. Gas fireplace. Radiator.

### **Kitchen**

Shaker-style wall and base units with a breakfast bar. Integrated new fridge/freezer, four-ring gas hob, oven, extractor fan and sink with drainer and mixer tap. Tiled backsplash. Tiled flooring. Large double-glazed windows at the side and rear. uPVC door to the garden. Radiator.

### **Upstairs Landing**

Double-glazed frosted window at the side. Loft access.

### **Bedroom 1**

Double-glazed curved bay window to the front. Fitted full-length wardrobes with a desk and drawers. Radiator.

### **Bedroom 2**

Double-glazed window to the rear. Fitted full-length wardrobes. Radiator.

### **Bedroom 3**

Double-glazed window at the front. Radiator.

### **Bathroom**

Wall hung sink. Corner glass shower. Toilet. Tiled flooring and walls. Towel radiator. Spotlights. Double-glazed frosted window to the side.

### **External**

Paved path to the front door with a pebbled front garden with planters. Paving continues around the property with a door into the kitchen at the side and a seating area at the back. Manicured lawn with planters. New detached garage at the back of the garden with a driveway. Bushes around the edge of the property adding privacy.

GROUND FLOOR

1ST 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.  
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