



 3

Bedrooms

 1

Bathroom











Welcome to Lyndhurst Road in Stretford, a charming neighborhood that exudes a sense of community and offers a wonderful living experience. Nestled within this sought-after location is a delightful 3-bedroom semi-detached home that has been cherished and enjoyed by its current owner for the past 30 years. Allow us to introduce you to this fantastic property brought to you by Trading Places.

As you approach the house, you'll immediately notice its attractive curb appeal. The traditional brick façade, complemented by a well-maintained driveway, creates an inviting look. Step through the front door, and you'll find yourself in a welcoming hallway, setting the tone for the rest of the property.

The ground floor offers a spacious and comfortable living room, perfect for relaxing evenings. Large windows bathe the room in natural light, creating a bright and airy ambiance. Adjacent to the living room, you'll discover a generously-sized kitchen/dining area.

The kitchen boasts a functional layout and provides ample storage space. Its design enables easy movement and accessibility, making cooking a pleasure. Additionally, a separate utility room adds convenience and offers further storage options.

Moving upstairs, the first floor of the property accommodates three well-proportioned bedrooms. Each bedroom has been lovingly maintained. The family bathroom, features modern fixtures and fittings, ensuring convenience.

To rear, this property boasts a good size maintainable garden with a garage/store room. Along with a shared drive way giving easy access to the side and rear of the property.

Beyond the walls of this property, Lyndhurst Road resides in the heart of Stretford, a vibrant and sought-after area with a wealth of amenities. Stretford Mall, located nearby, offers a range of shops and services, ensuring all your daily needs are within easy reach. For a larger retail experience, the popular Trafford Centre is just a short drive away.

Sports enthusiasts will appreciate the proximity to Old Trafford, the iconic home of Manchester United Football Club. The stadium's presence in the area contributes to the vibrant atmosphere on match days, with the excitement and energy spreading throughout the neighborhood.

Stretford's location provides excellent transportation links, ensuring easy access to Manchester city center and surrounding areas. The nearby Stretford Metrolink station connects you to the extensive tram network, while regular bus services operate throughout the area, offering convenient options for daily commuting.

Nature lovers will delight in the green spaces that Stretford has to offer. Victoria Park, located just a stone's throw away, provides a tranquil escape from the hustle and bustle of everyday life. Its beautiful gardens, recreational facilities, and charming café make it an ideal place for leisurely walks, picnics, or simply enjoying the great outdoors.

In summary, Lyndhurst Road presents a wonderful opportunity to own a well-loved 3-bedroom semi-detached home in the heart of Stretford. With its desirable location, convenient amenities, and a warm and friendly community, this property offers a truly fantastic place to call home. Don't miss out on the chance to make this house your own and experience the best that Stretford has to offer. Contact Trading Places Estate Agents today to arrange a viewing.

**Hall - 1.8m x 3.8m**

Laminate floor. Dado rail. Radiator. UPVC double-glazed porch.

**Reception room - 3.5m x 5.3m**

Laminate floor. Dado rail. UPVC double-glazed bay window. Radiator. French kitchen doors.

**Kitchen - 3.0m x 6.2m**

Laminate floors. Wall base units. Stainless steel sink. UPVC double-glazed window. Two UPVC double-glazed windows. 4-ring hob/oven with stainless extractor above. Space & plumbing for white goods.

**Diner - 2.6m x 5.1m**

Laminate floors. Radiator. UPVC double glazed french doors to rear garden. Velux windows.

**W.C**

Fully tiled. Low-level w.c. Vanity washes hand basin. Small frosted window.

**Landing**

Carpet. UPVC double-glazed stained glass window. Loft access.

**Bedroom 1 - 2.6m x 4.8m**

Carpet. UPVC double-glazed bay window Radiator. Floor-to-ceiling built-in wardrobes.

**Bedroom 2 - 3.4m x 3.7m**

Carpet. UPVC double-glazed window. Picture rail.

**Bedroom 3 - 2.2m x 3.0m**

Carpet. UPVC double-glazed window. Radiator. Picture rail.

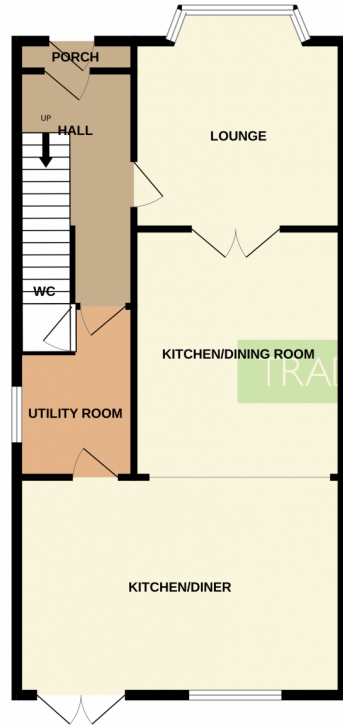
**Bathroom - 2.2m x 2.2m**

Fully tiled. Walk-in shower with glass screen. Bathtub. Vanity washes hand basin. Low-level w.c. UPVC double-glazed frosted window. Heater ladder-style towel rail.

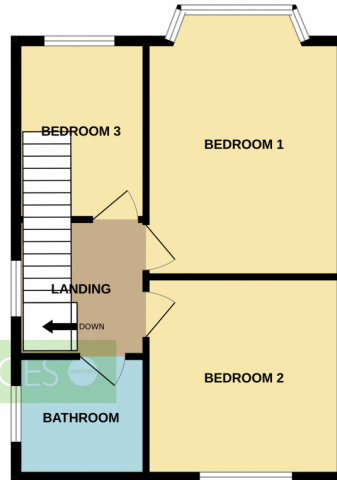
**Externally:**

To front is a paved driveway. To the rear is a low maintance garden and a large garage perfect for all your storage needs.

GROUND FLOOR  
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1140 sq.ft. (105.9 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
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Lyndhurst Road, Stretford, M32

