



3

Bedrooms



1

Bathroom





This beautifully decorated three-bedroom terraced house in Stretford exemplifies high-quality craftsmanship and attention to detail. The charming and inviting facade sets the tone for the rest of the home. Upon entering, the living room welcomes you with its stylish decor and cozy ambiance, reflecting the high standards seen throughout the property. The dining area continues the theme of sophistication and style, providing a comfortable space for family meals and gatherings. The modern kitchen stands out with sleek countertops and contemporary cabinetry.

On the first floor, the master bedroom has ample storage, and tasteful decor for a restful retreat. The second bedroom is equally well-appointed, offering flexibility as a guest room, child's bedroom, or home office. The third bedroom, perfect for a child, guest, or study, benefits from plenty of natural light and thoughtful design elements. The family bathroom on this floor has high-end fixtures, a spacious shower, and a sleek design that provides a relaxing experience.

The rear courtyard is private, ideal for relaxation and outdoor dining, and beautifully maintained to serve as a perfect extension of the indoor living space.

Located close to the canal, this property offers the charm of waterside living with the convenience of nearby local amenities. The area is served by excellent local schools, making it a great choice for families. With good transport links, commuting to surrounding areas or the city centre is straightforward and convenient.

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Porch

The porch has uPVC door with double-glazed windows.

Reception Room 1

this reception room you enter via a uPVC door from the porch. It has a double-glazed window to the front, built-in shelving into the alcoves and open plan to reception room 2.

Reception Room 2

This second reception room has access to the upper floor via the staircase that has a built-in seating area with bookshelves. French uPVC doors to the garden open plan to the kitchen.

Kitchen

This kitchen has a shaker-style wall and base units with countertops. Integrated gas hob, oven and extractor fan, Space for appliances. This kitchen has a double-glazed window to the rear and uPVC door to the side.

Landing

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

Bedroom 1

This is the largest of the bedrooms, with 2 double-glazed windows to the front built-in wardrobes and coving.

Bedroom 2

This second bedroom has a double-glazed window to the rear with coving picture rail and dado rail.

Bedroom 3

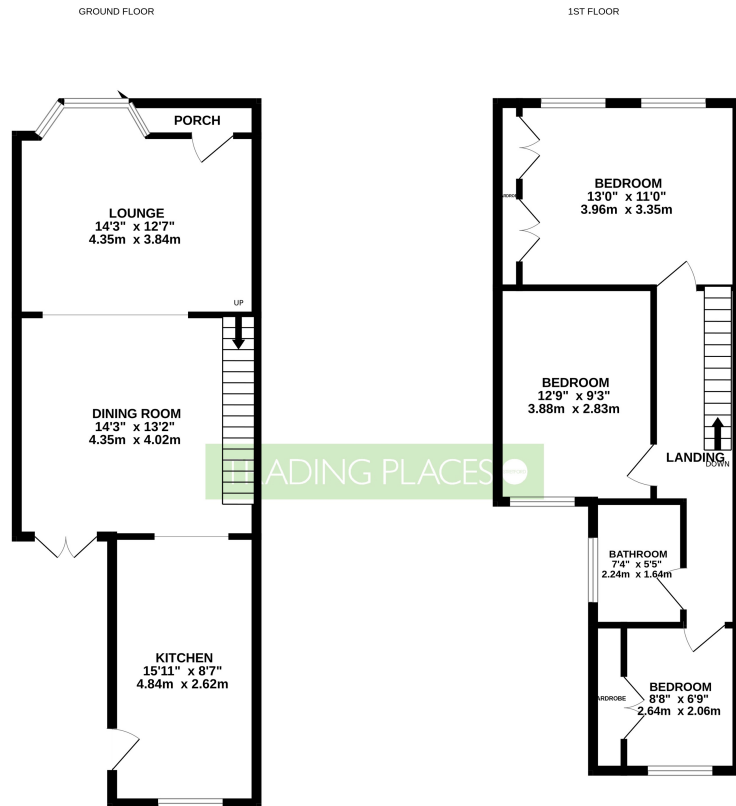
This bedroom has a double-glazed window to the rear and fitted wardrobes.

Shower Room

This shower room has a walk-in shower with a vanity sink and WC. With a large double-glazed window to the side.

Garden

This paved courtyard has a gate to the back and is east-facing.



TRADING PLACES

TOTAL FLOOR AREA: 976 sq.ft. (90.7 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+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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