



 2
Bedrooms

 1
Bathroom





Trading Places welcomes to the market this charming two-bedroom, two-reception room terraced house nestled in the Gorse Hill area of Stretford. Conveniently close to excellent transport links and local schools, this property offers an ideal location for families and commuters alike. The house is well-presented and chain-free, ensuring a smooth and swift purchase process. Inside, the spacious and inviting reception rooms provide ample space for both relaxation and entertaining, while the two comfortable bedrooms promise a restful retreat. One of the highlight of this home is the generously sized bathroom, providing a relaxing space and the spacious garden. Overall, this delightful property combines a prime location with spacious living areas, making it an ideal choice for those seeking a comfortable and convenient home.

EPC TBC

Leasehold

Ground Rent £4

Utilities EDF Energy

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Entrance

The entrance hall has a staircase to the upper floor and access to both reception rooms.

Reception Room 1

This room has a double-glazed window to the front and a radiator.

Reception Room 2

This reception room has a double-glazed window to the rear, understairs storage. Built-in storage in an alcove. Access to the kitchen and radiator.

Kitchen

This kitchen has wall and base units with countertops. Double-glazed window to the side and a uPVC door to the back garden. Integrated hob, oven and extractor fan. Space and plumbing for appliances.

Landing

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

Bedroom 1

This bedroom has a double-glazed window to the front a radiator and fireplace.

Bedroom 2

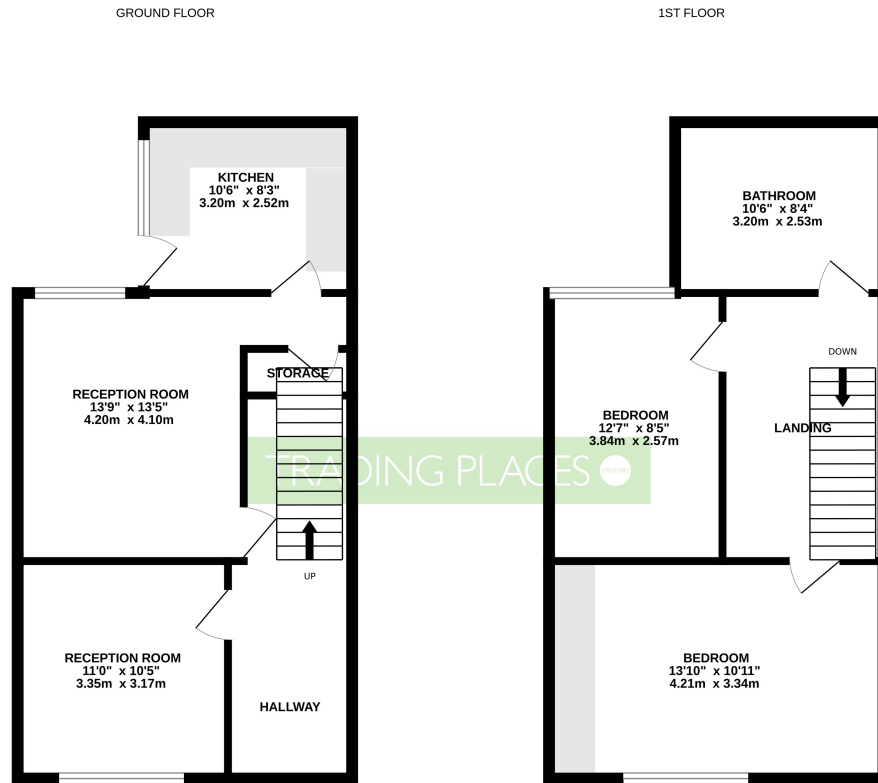
This room has a double-glazed window to the rear, radiator and fireplace.

Bathroom

This bathroom has a three-piece bathroom suite with an overhead shower. Storage cupboard and boiler. A double-glazed frosted window to the rear.

Garden

This garden is partly paved and lawned with a gate to the back and fenced surround.



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		85
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Stretford, M32

