



 3  
Bedrooms

 1  
Bathroom















Trading Places welcomes this delightful three-bedroom property in Stretford offers an ideal family living space, located in a sought-after area close to local schools and parks. The home features a large through lounge, perfect for versatile living and entertaining. The property also includes a conservatory that brings in abundant natural light, providing an additional relaxing space that connects to the rear garden.

The front and rear gardens are expansive, offering ample outdoor space for leisure and gardening. A separate garage adds convenience, providing secure storage or parking. This property combines spacious living with proximity to key amenities, making it a perfect family home.

EPC TBC

Tenure TBC

Utilities TBC

Disclaimer \* (While every effort has been made to ensure the accuracy and completeness of the information, Trading Places and the seller makes no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, or suitability of the information contained in this advertisement for any purpose and any reliance you place on such information is strictly at your own risk. All information should be confirmed by your Legal representative) \*

### **Hallway**

Access to the upper floor via the staircase, storage cupboard access the kitchen and reception room.

### **Reception room**

This reception room has a large double-glazed window to the front, sliding doors to the conservatory, and fireplace surround.

### **Kitchen**

This kitchen has wall and base units with countertops integrated washing machine, a dishwasher, a fridge-freezer, an oven, a hob and an extractor fan. Double-glazed window to the rear uPVC door to the side.

### **Landing**

Loft access. Access to the bedrooms and bathroom.

### **Bedroom 1**

This is the master bedroom to the front of the property the double-glazed window to the front. This room has built-in wardrobes.



**Bedroom 2**

This second bedroom has built-in wardrobes and double-glazed window to the rear

**Bedroom 3**

This bedroom is at the front of the property. With a double-glazed window and built-in wardrobe.

**Bathroom**

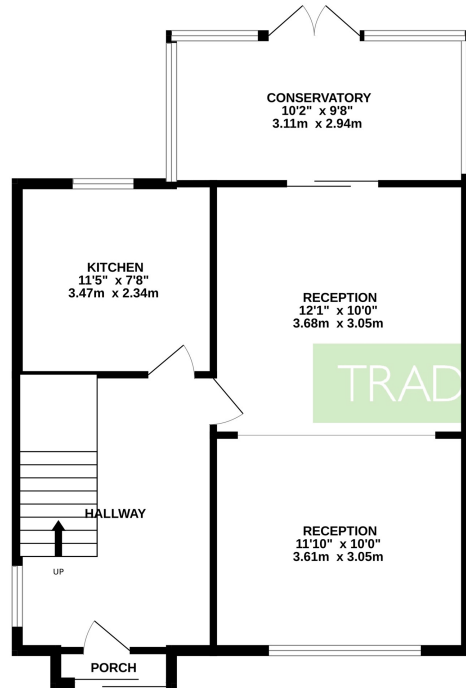
This bathroom has a three-piece bathroom suite with an over-bath shower. Double-glazed frosted window.

**Garden**

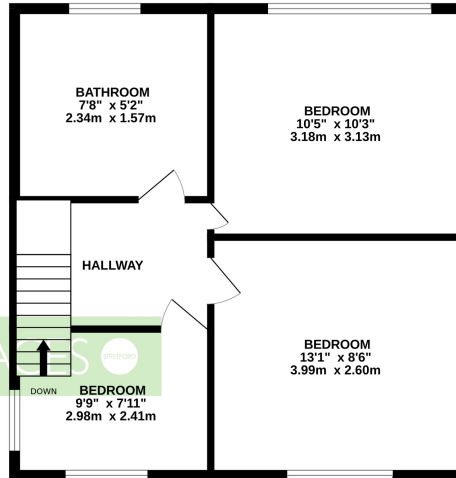
The garden to the rear is paved and lawn with as brick-built garage. A driveway to the front.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1352 sq.ft. (125.6 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>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>38</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	

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