



 4
Bedrooms

 1
Bathroom





Trading Place welcomes to the market, this four-bedroom house in Stretford is conveniently located near transport links, local parks, and schools, and is also close to the Trafford Centre, making it an ideal choice for families. The home boasts a spacious open-plan reception room that opens to the garden through bi-fold doors, creating a bright, airy atmosphere and enhancing the sense of space. The property features four generously sized bedrooms and a family shower room, offering ample accommodation. Outside, a fully paved, low-maintenance rear garden provides an excellent space for outdoor living, while a detached garage offers additional storage and a driveway for parking. The house is equipped with USB sockets throughout, adding modern convenience to its stylish design.

EPC D

Leasehold

Ground Rent £5.00

Utilities Eon

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) *

Entrance

Enter through a large composite door. With access to the upper floor via the staircase. A frosted window into the reception room and door. Also has an understairs cupboard.

Reception room

This open-plan reception room has a large double-glazed bay window with some stained glass to the front of the property. access to the snug and kitchen. This room has 3 vertical radiators.

Family Room

This follows in from the open plan reception room with bi-fold doors into the garden. Access to the kitchen.

Kitchen

This kitchen has grey gloss wall and base with countertops. Integrated washing machine, dishwasher sink and extractor fan. It also has 2 double-glazed windows and a uPVC door to the side.

Landing

Access to the bedrooms and family shower room. Also access to the loft and a double-glazed window to the side.

Bedroom 1

This bedroom is to the front of the property with a large double-glazed bay window with some stained glass.

Bedroom 2

this bedroom is at the back of the property with a double-glazed window that overlooks the rear garden.

Bedroom 3

This bedroom is at the back of the property with a double-glazed window that overlooks the rear garden.

Bedroom 4

This bedroom is at the front of the property with a double glazed window to the side.

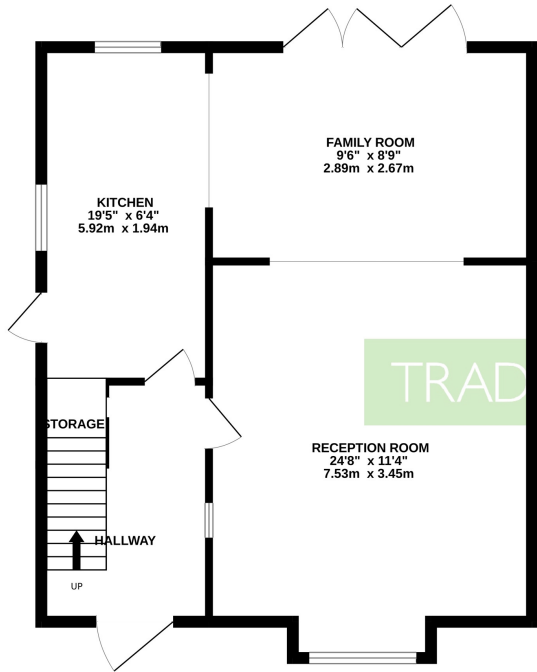
Shower room

This shower room has a fitted walk-in electric shower, WC and vanity sink unit. With tiled walls and floor. Also a double-glazed frosted window.

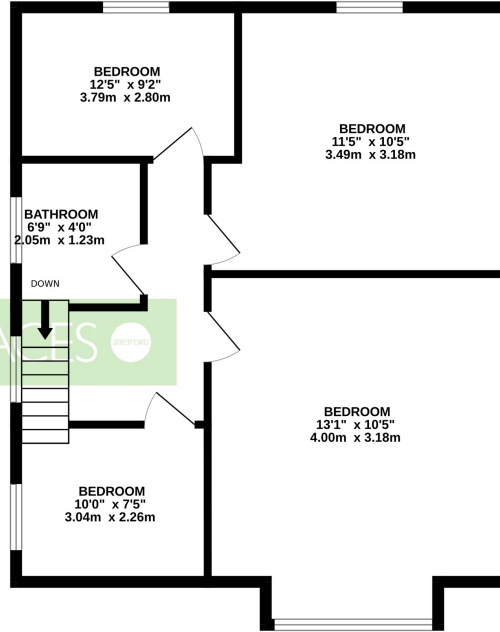
Garden

This south-facing garden is completely paved with a detached garage that has electricity. The driveway has a composite gate.

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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Lyndhurst Road, Stretford, M32 8DY

