



2

Bedrooms



1

Bathroom





This charming terraced house is conveniently located in Stretford, offering easy access to local amenities and transport links. The property is within close proximity to the train station and public transport options, making commuting straightforward. It is also near the Trafford Centre, providing a wealth of shopping, dining, and entertainment choices.

The house is ideally situated for families, with local primary and high schools nearby, ensuring that education needs are well catered for.

Interior Features:

- **Reception Room:** An inviting open-plan space leading to the kitchen, featuring a double-glazed window to the front, coving, understairs storage, and an open fireplace with tiled surround.
- **Kitchen:** Open plan from the reception room, with Shaker-style wall and base units, a granite effect worktop, composite sink with a mixer tap, and an integrated low-level fridge and freezer. A double-glazed window overlooks the rear garden.
- **Landing:** Provides access to the family bathroom, bedrooms, and loft.
- **Bedroom 1:** Includes a double-glazed window to the front, built-in storage with shelving, and a radiator.
- **Bedroom 2:** Features a double-glazed window to the rear and a radiator.
- **Bathroom:** Equipped with a freestanding bath with an overhead shower, a pedestal sink, and a WC. A double-glazed frosted window is positioned to the rear.

Exterior Features:

- **Garden:** Comprises both a paved area and a lawned area, with a shed and a fenced surround. A side gate leads to the front of the property.

Hallway

uPVC front door provides access to the upper floor and reception room.

Reception Room

An open-plan space leading into the kitchen, featuring a double-glazed window with partial leaded detailing to the front of the property. The room includes coving, understairs storage, and an open fireplace with tiled surrounds.

Kitchen

Open plan from the reception room, featuring Shaker-style wall and base units with a granite effect worktop. Includes a composite sink with a mixer tap, and a double-glazed window overlooking the rear garden. Integrated low-level fridge and freezer complete the space.

Landing

Provides access to the family bathroom, bedrooms, and loft.

Bedroom 1

Features a double-glazed window to the front, built-in storage with shelving, and a radiator.

Bedroom 2

Includes a double-glazed window to the rear and a radiator.

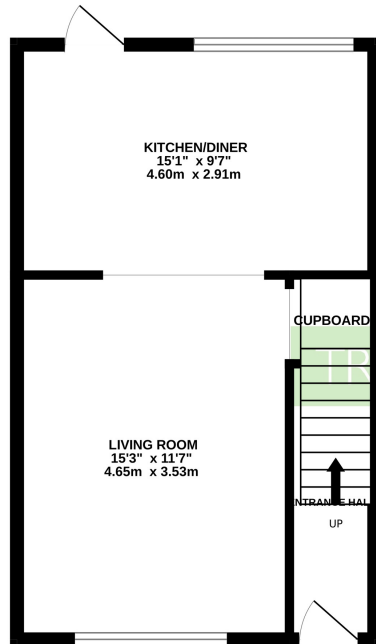
Bathroom

Features a freestanding bath with an overhead shower, a pedestal sink, and a WC. Includes a double-glazed frosted window to the rear.

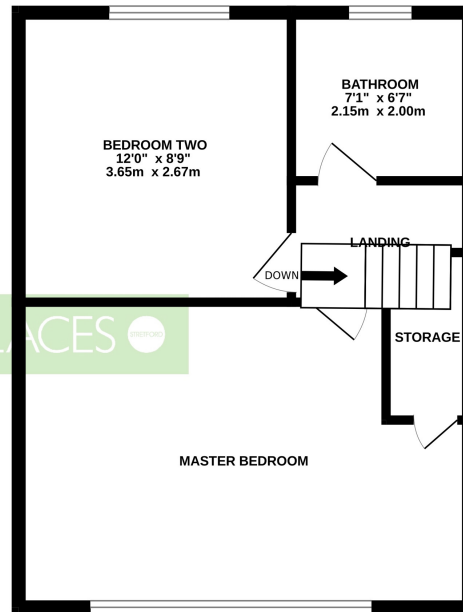
Garden

Features both a paved area and a lawned area, with a shed and a fenced surround. Includes a side gate leading to the front of the property.

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.
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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 88 |
| (69-80) | C | | |
| (55-68) | D | 63 | |
| (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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