



 3  
Bedrooms

 1  
Bathroom





A good-sized three-bedroom mid-terraced property occupying a convenient cul-de-sac location just off Kings Road and across the road from Longford Park.

To the ground floor, the entrance features a composite front door and double-glazed window, stairs leading to the first floor and access doors to the lounge and kitchen areas. The through lounge/dining room has new vertical radiators and double-glazed windows at both ends of the room, and an open fireplace.

The kitchen includes a single modern black matte sink unit with a mixer tap, a range of base and wall cupboard units, working surfaces incorporating an oven, hob, extractor fan and plumbing for a washing machine. There is also a radiator, a double-glazed window to the rear. It features understairs storage and a useful pantry, and a wall-mounted 'Vaillant' combination gas central heating boiler. A UPVC door provides access to the outside.

On the first floor, the landing includes a loft access point. The bedrooms are all double bedrooms, the first bedroom featuring two large windows to the front of the property. The third bedroom looks out onto the garden and greenery. The bathroom is well-appointed, featuring a freestanding bath, a wash hand basin with storage below, a low-level WC, and a separate walk-in shower. There are double-glazed windows to the rear, tiled decor, and a chrome radiator, along with an extractor fan.

Outside, there is an enclosed garden with a lawn and patio at the rear and a driveway for off-road parking at the front.

Council Tax - B

Tenure - Leasehold - Ground rent £25 per year - 974 years left on the lease

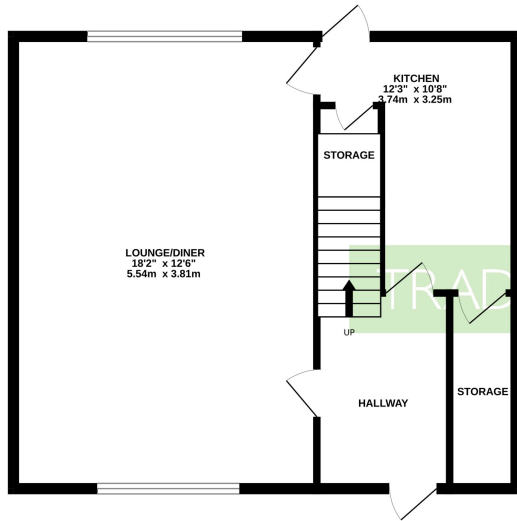
Utilities - Octopus Energy

Chain - Vendors will be purchasing a property

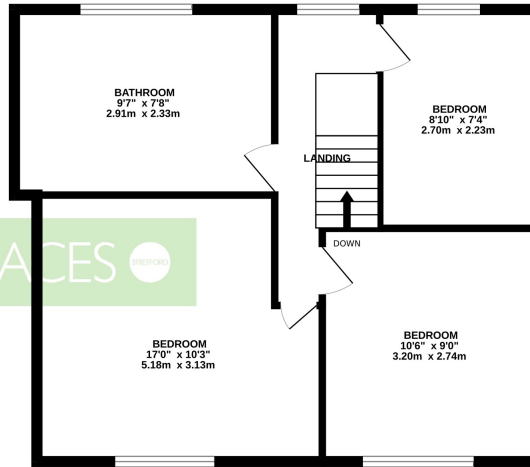
Disclaimer \* (While every effort has been made to ensure the accuracy and completeness of the information, Trading Places and the seller makes no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, or suitability of the information contained 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) \*



GROUND FLOOR



1ST FLOOR



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>81</b>
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</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	

Address: Stretford, M32



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

