



 **3**  
Bedrooms

 **2**  
Bathrooms











Trading Places welcomes this three-bedroom semi-detached property in Stretford and offers a spacious layout with two reception rooms and two separate toilets. The home needs some updating, providing an excellent opportunity for customization and modernization. It features a south-facing garden with planters, trees, and a lawn, as well as a detached garage and a driveway at the front. The property is conveniently located close to schools, shops, transport links, and the Trafford Centre, making it an ideal choice for families or those looking for easy access to local amenities.

EPC C

Utilities British Gas

Tenure Freehold

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**

Features a uPVC front door the hallway provides access to the upper floor and reception rooms. It also includes understairs storage and a radiator.

### **WC**

The WC has a double-glazed window on the side, a toilet, a corner sink, and a radiator.

### **Reception room 1**

This reception has a double-glazed window facing the front of the property and a radiator.

**Reception room 2**

this reception room has patio doors that lead to the garden, access to the kitchen, a radiator, and a fireplace.

**Landing**

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

**Bedroom 1**

This bedroom has a double-glazed window facing the rear and a radiator.

**Bedroom 2**

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

**Bedroom 3**

This bedroom has a double-glazed window facing the rear and a radiator.

**Bathroom**

The bathroom features a bath with an over-bath shower, a pedestal sink, a radiator, and tiled walls

**Separate Toilet**

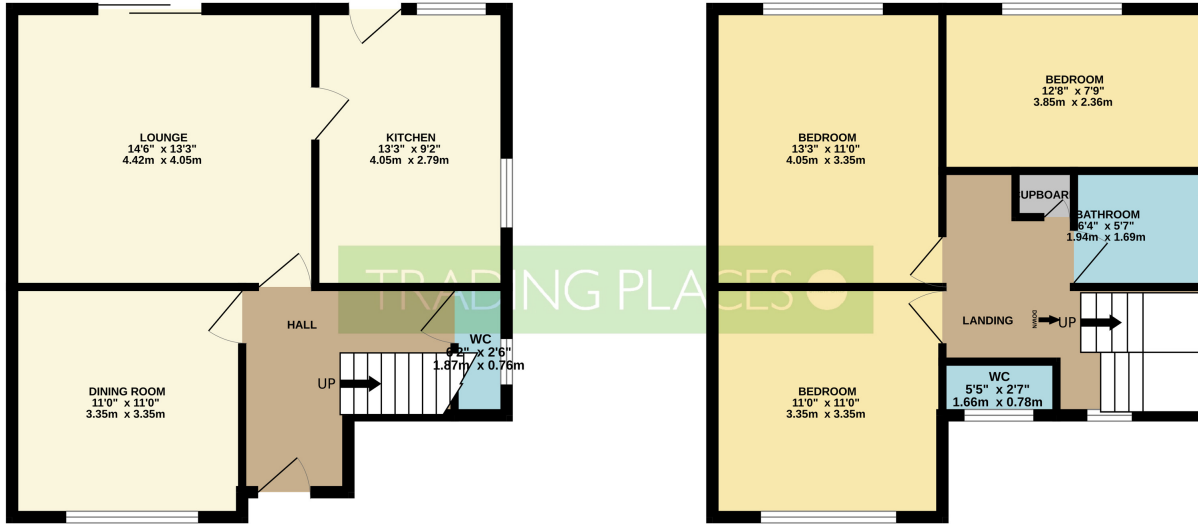
This separate WC has a toilet, a radiator, and a frosted double-glazed window to the front.

**Garden**

The garden is south-facing and features planters, trees, and a lawn. It also includes a detached garage, with a driveway at 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</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: Davyhulme Road, Stretford, M32 0AR

