



 2
Bedrooms

 2
Bathrooms





Welcome to this charming two-bedroom mews home, nestled on the quiet Mensforth Close in Stretford. Ideal for first-time buyers or small families, this modern property offers a blend of style and convenience.

Upon entering, you're greeted by an open-plan living area featuring wood flooring that extends throughout the space. The room is bathed in natural light, thanks to double-glazed French doors at the rear, leading out to the south-facing garden. The modern kitchen boasts sleek wall and base units with integrated appliances including a fridge freezer, oven, gas hob, and a stylish metro-tiled backsplash. Additional features on the ground floor include a convenient WC and storage space located under the stairs.

Upstairs, you'll find two spacious double bedrooms, with the main bedroom benefiting from a built-in storage cupboard. The family bathroom is contemporary and well-appointed, featuring a panel bath with an overhead shower, WC, and a pedestal sink.

The front of the property offers a charming garden area with a path leading to the front door. To the rear, the south-facing garden is privately enclosed, featuring both a patio area for outdoor dining and a lawn, perfect for relaxing in the sun. There is also a private driveway at the rear for off-road parking.

This delightful property is situated in an excellent location, just a short walk from Trafford Park train station, providing easy access to Manchester city centre and beyond. Victoria Park is also within walking distance, perfect for leisurely strolls or outdoor activities. Local amenities, schools, and excellent transport links further enhance the appeal of this fantastic home.

Please contact Trading Places today to arrange a viewing!

Council Tax B

Leasehold 125 years from 01.06.2015

£150 Ground rent per annum

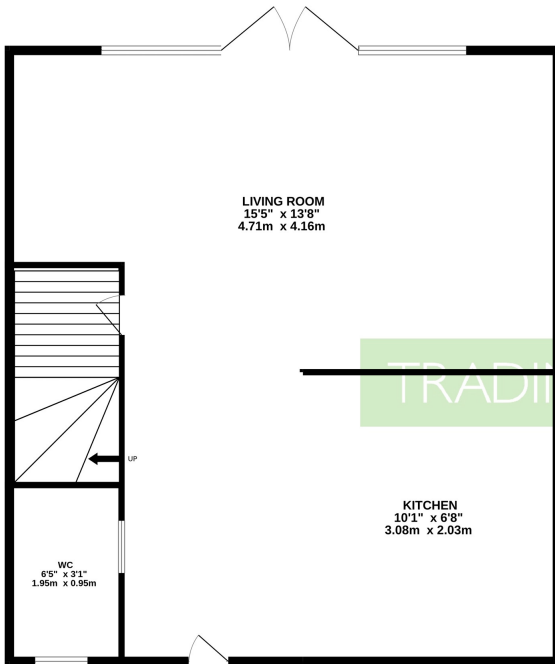
Cube/Plumlife service charge £78.20 per annum

Utilites - OVO, united utilites & Sky

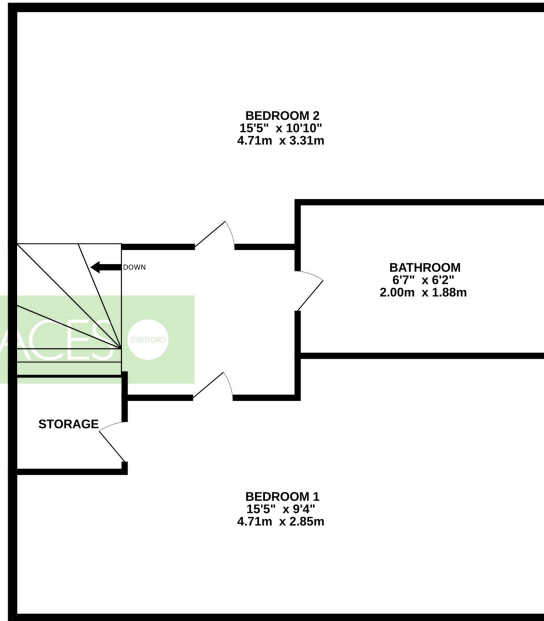
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GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		97
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Mensforth Close, 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.
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