



3

Bedrooms



2

Bathrooms





Located in Stretford, just a stone's throw from the scenic Longford Park, this three-bedroom house offers a blend of potential and charm. This semi-detached property features two spacious reception rooms and an orangery at the back, along with a downstairs shower room, making it ideal for families looking for ample living space.

Upon entering the house, you are greeted by a welcoming entrance hall. To the right, the first reception room, situated at the front of the house, boasts a large bay window that floods the space with natural light. The second reception room, located in the centre of the house, is slightly larger and offers a versatile space that can be adapted to suit various needs, whether as a formal dining area or a comfortable family lounge. This room opens into the orangery through double sliding doors, which provide the option for an open-plan living experience.

The orangery is a highlight of the property, featuring floor-to-ceiling windows and a glass roof that creates a bright and airy atmosphere while offering views of the expansive rear garden. The orangery's connection to the garden makes it perfect for entertaining guests or enjoying quiet moments of relaxation. The kitchen, accessible from the second reception room, has a functional layout but would benefit from modernisation to fully realize its potential. It is adjacent to the second reception room, offering the opportunity to create a seamless flow between the living and cooking spaces. Nearby, the convenient downstairs shower room is fitted with a shower cubicle, washbasin, and toilet, adding practicality to the ground floor layout.

Upstairs, the property features three bedrooms, each with its own character and charm. The master bedroom is located at the front of the house and offers generous space with a large window that overlooks the front garden. The second bedroom, slightly smaller, is situated at the back of the house and provides views of the garden, making it a peaceful retreat. The third bedroom is versatile, and suitable as a child's room, study, or guest room.

The first floor also includes a family bathroom, equipped with a bathtub and washbasin, alongside a separate WC, providing additional convenience for family living. While functional, these areas would benefit from some updating to reflect contemporary tastes.

Outside, the property boasts a large rear garden, offering ample space for gardening enthusiasts or families seeking outdoor recreation areas. The garden also includes a garage, providing extra storage or the potential for conversion, subject to planning permissions. A driveway at the front of the house offers off-road parking, a valuable asset in this sought-after area.

This house is perfect for those with a vision to update and modernize, as it presents an excellent opportunity to create a dream home in a desirable location. Its proximity to Longford Park and local amenities, along with its spacious layout and potential for enhancement, make it an attractive prospect for families or investors.

The porch has sliding uPVC doors.

### **Entrance**

The hallway has access to the upper floor via the staircase. Access to the reception rooms. Understair storage.

### **Reception Room 1**

This is at the front of the property with a double-glazed bay window to the front. Doors into reception room 2.

### **Reception Room 2**

With access from reception room 1 and the hallway. This has patio sliding doors into the orangery and a door into the kitchen.

### **Orangery**

This orangery has tiled flooring with large double-glazed windows and a uPVC door to the garden. Access to the downstairs shower room.

### **Downstairs Shower Room**

This shower room has a cubicle shower, vanity sink and WC. With double-glazed window to the rear.

### **Kitchen**

This kitchen has wall and base units with integrated extractor fan. 2 double-glazed windows to the side of the property.

### **Landing**

The landing has loft access. Access to the upstairs bathroom and bedrooms.

### **Bedroom 1**

This is the largest of the bedrooms with fitted wardrobes and a large window to the front.

### **Bedroom 2**

This is the second bedroom and it has a window to the rear.

### **Bedroom 3**

This is the third bedroom with a window to the rear.

### **Bathroom**

This bathroom has a frosted window to the front a bath and a hand basin.

### **WC**

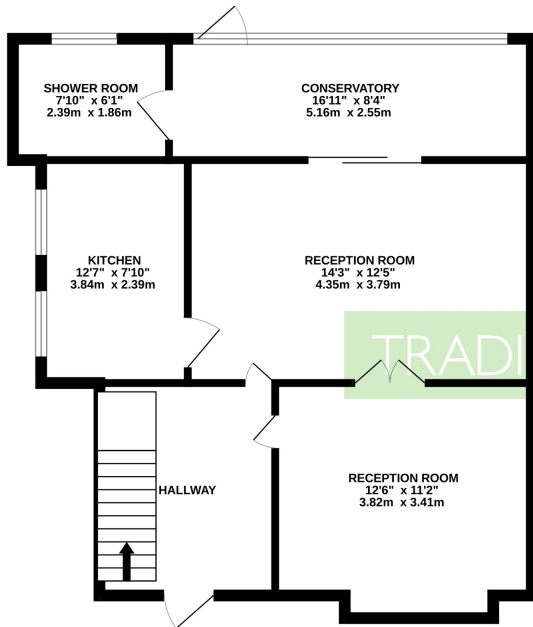
This separate WC has a toilet with a frosted window.

### **Garden**

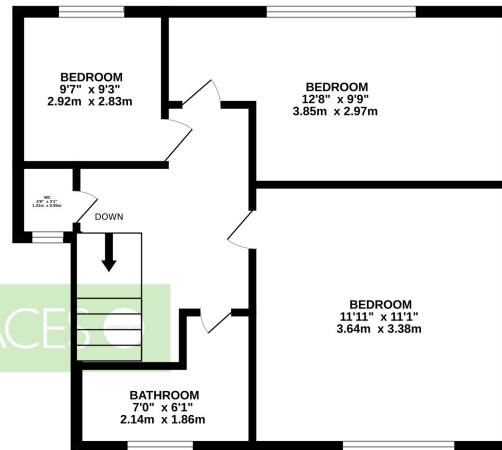
This large garden consists of a lawned area and a separate garage. The front is paved with a driveway.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1188 sq.ft. (110.4 sq.m.) approx.

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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