



 3  
Bedrooms

 1  
Bathroom





Trading Places are welcoming to the market this beautifully presented three-bedroom semi-detached property, located on Lostock Grove. With a modern and tasteful decor throughout, this home offers both style and functionality, perfect for family living.

Inside the property from the right in the entrance hall you're greeted by a large, open-plan reception room, bathed in natural light from the half-bay window at the front and additional windows overlooking the rear garden. This versatile space can easily be divided into two separate reception rooms if desired, with the option to add doors for privacy.

The stylish kitchen features contemporary grey shaker-style wall and base units, fully equipped with integrated appliances, including a fridge freezer, gas hob, oven, washer/drier, dishwasher, and a sleek ceramic sink. The kitchen also offers direct access to the garden through a rear door.

Upstairs, you'll find two generously sized double bedrooms, along with a third bedroom, ideal for use as a nursery or home office. The family bathroom boasts a modern design, featuring a P-shaped bath with a rainfall shower, a vanity sink unit, and a WC.

Externally, the property offers a low-maintenance garden with a combination of paving and artificial lawn, perfect for relaxation or outdoor activities. Additionally, there is a versatile outdoor living space, currently utilized as a gym and office, providing extra functionality to suit your lifestyle needs.

The property benefits from a driveway at the front, ensuring convenient off-road parking.

This fantastic home offers an ideal balance of comfort, style, and flexibility – perfect for modern family living.

**Council Tax - C**

**Tenure - Leasehold - £5 per year ground rent, 999 year length lease**

**Utilities - Gas and Electric with OVO**

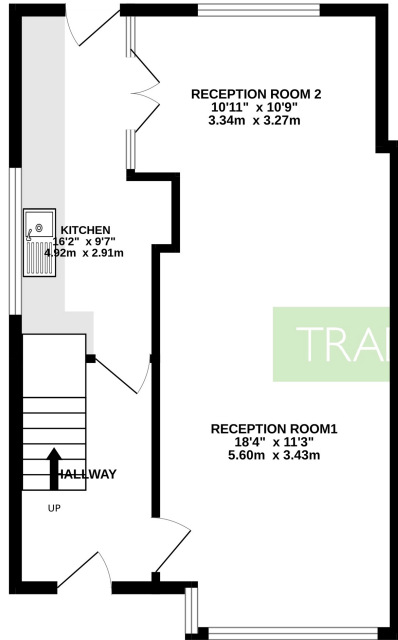
**Parking - Driveway**

**EPC - D**

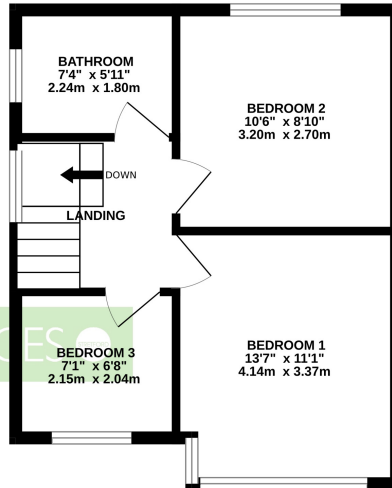
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GROUND FLOOR




1ST FLOOR



TRADING PLACES

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>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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

