



 4  
Bedrooms

 1  
Bathroom











Trading Places welcome this four-bedroom semi-detached property nestled on Cromford Avenue in Stretford. It offers excellent potential for those looking to create their dream family home. Upon arrival, you are greeted by a driveway providing convenient off-road parking. Inside, the ground floor boasts a generously sized reception room, featuring large windows at both the front and rear that flood the space with natural light. The spacious kitchen leads to a bright dining room and direct access to the expansive garden.

Upstairs, there are three well-proportioned double bedrooms, perfect for family living, alongside a versatile fourth bedroom ideal for a home office. A family bathroom completes the upper level.

The property benefits from a large wrap-around garden, featuring a well-maintained lawn, patio area for outdoor entertaining, and an outdoor hose. This home offers the perfect combination of indoor and outdoor space, with endless possibilities to extend, update, or personalise to suit your needs. Don't miss out on this fantastic opportunity to make it your own!

Tenure - Leashold, 999 year lease, £10 ground rent per year

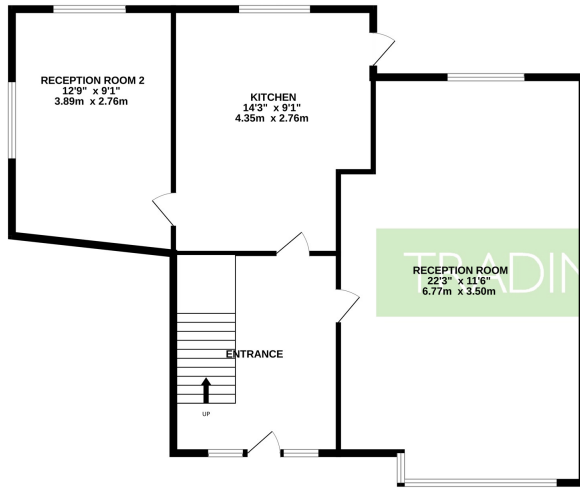
Utilities - British Gas and EON

Parking - Driveway

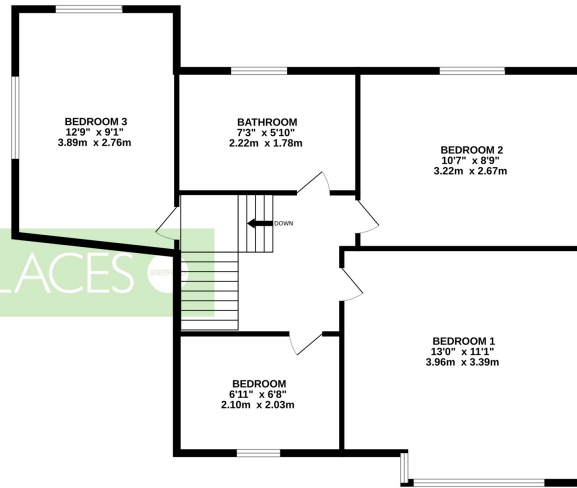
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GROUND FLOOR



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>	
(69-80)	<b>C</b>	<b>75</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>53</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

