

TRADING PLACES ●

Offers over £400,000
Moreton Avenue, Stretford, M32 8BP



4
Bedrooms

1
Bathroom

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A beautifully renovated three-bedroom mid-terraced house with a loft room, ideally situated in Stretford, within easy reach of local schools, parks, and excellent public transport links, including the Metrolink and motorway access. This location provides convenient access to Manchester city centre, making it perfect for families and professionals alike.

Upon entering, you are greeted by a stylish reception room with an array of period features, creating a warm and inviting atmosphere. The property flows seamlessly into a stunning open-plan kitchen diner, which features sleek wall and base units, modern countertops, and some integrated appliances. A breakfast bar offers a casual dining option, and there is direct access to the rear garden, making it ideal for entertaining or family gatherings. The ground floor also benefits from a convenient downstairs WC.

Upstairs, the first-floor landing provides access to three generously sized bedrooms, each retaining characterful period details, and a beautifully appointed family bathroom featuring a contemporary three-piece suite with a luxurious rainfall shower over the bath.

A door on the landing leads to the staircase for loft room, which is a versatile space enhanced by a Velux skylight, providing ample natural light and offering potential for use as an office, guest room, or play area.

The rear garden is fully enclosed by a brick wall, providing privacy and a safe outdoor space for relaxation or play.

EPC E

Utilities Octopus

Tenure Leasehold

Ground Rent £5 pa

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TOTAL FLOOR AREA : 903 sq.ft. (83.9 sq.m.) approx.

While 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 for any prospective purchase. 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+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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