



3

Bedrooms



2

Bathrooms









Welcome to this charming and spacious three-bedroom property located on the ever-popular Kings Road in Stretford. With a driveway offering off-road parking, this property is perfect for families or those seeking a comfortable, modern home with plenty of space inside and out.

Upon entering the property, you are greeted by new laminate flooring on the ground floor. The entrance hallway provides access to two generously sized reception rooms and a modern kitchen. The first reception room, with its large bay window, would make an ideal dining space, allowing plenty of natural light to flood the room. The second reception room features a cozy fireplace and a large front-facing window, offering a comfortable and inviting lounge area.

The kitchen boasts stylish white gloss wall and base units, complemented by a wood-effect countertop. It comes fully equipped with a five-ring gas hob, integrated oven/grill, extractor fan, and a composite sink with a modern detachable tap. There is also space for all essential appliances. The kitchen benefits from a convenient storage cupboard and provides access to the bright conservatory, which overlooks the expansive rear garden.

Upstairs, you will find three well-proportioned double bedrooms, each offering plenty of space for bedroom furnishings. The sleek, contemporary bathroom includes a round countertop basin, bath with an overhead rainfall shower, and WC, creating a luxurious space for relaxation. Additionally, there is a separate WC room upstairs offering extra convenience.

Externally, the rear of the property boasts an impressive private garden, one of the home's standout features. This extensive lawned area provides plenty of outdoor space for family activities, gardening, or simply relaxing in the sun. A handy shed at the rear adds extra storage for garden tools or equipment.

This delightful property offers a superb blend of modern living and spacious outdoor areas, perfect for growing families. Viewing is highly recommended to fully appreciate what this home has to offer. The property is also within walking distance to the Metrolink and there is an alley directly to Longford Park perfect for dog walks.

**Tenure** - Freehold

**Parking** - Driveway and On Street

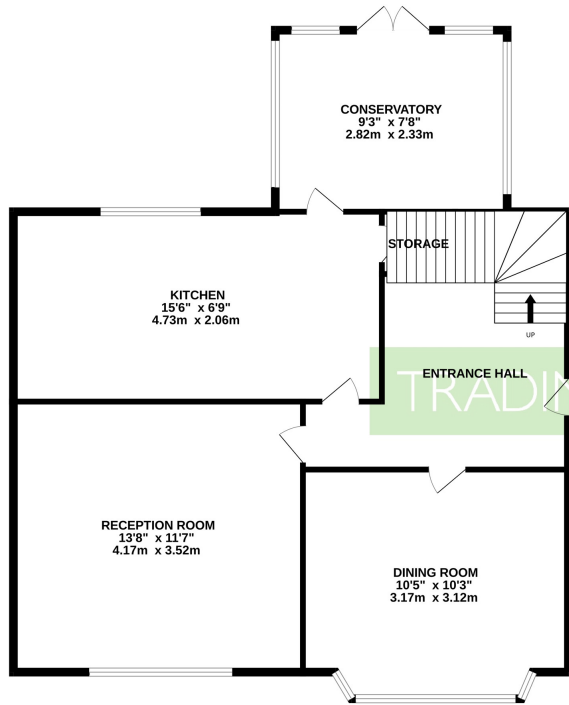
**Utilities** - Eon - Gas and Electric

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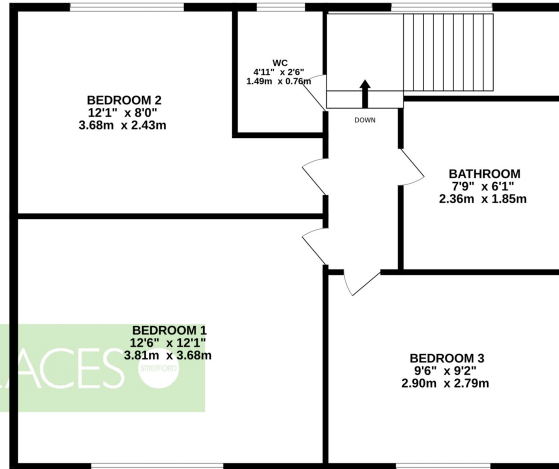




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: Kings Road, Stretford, M32 8QW



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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