

TRADING PLACES ●

Asking Price £395,000
Kings Road, Stretford, M32 8JC



 3
Bedrooms

 1
Bathroom

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Nestled in the heart of Stretford, this charming three-bedroom house offers an ideal blend of classic charm and modern convenience. Just a short stroll from the Metrolink and well-connected transport links to Manchester city centre, this property is perfect for those seeking both tranquillity and accessibility.

The property is greeted by a lovely mature front garden, offering a lush and welcoming entrance. A good-sized driveway provides ample parking space, complemented by the added convenience of a garage for additional storage or vehicle protection. The mature back garden is a serene retreat, featuring established plants and trees, perfect for outdoor relaxation and entertainment.

Inside, the house boasts three well-proportioned bedrooms, each with its own unique character. These rooms provide ample space for family living, with plenty of natural light streaming through large windows. The house also includes three spacious reception rooms, offering versatile living spaces ideal for entertaining guests, family gatherings, or creating a cozy retreat. Beautiful original features throughout the house add a touch of historical charm, enhancing the property's character and providing a unique aesthetic that blends seamlessly with modern updates. While the house has been well-maintained, some rooms may benefit from a little updating, presenting a fantastic opportunity for buyers to personalize and modernize the space to their own taste and style.

The inclusion of a garage adds significant value, providing secure parking or extra storage. Proximity to the Metrolink and various transport links makes commuting to Manchester city centre and other destinations quick and easy. This property in Stretford is a rare find, offering a blend of historical charm and potential for modern upgrades, all set within a convenient and desirable location. Perfect for families or professionals looking for a spacious home with character and excellent transport links.

Utilities TBC

Council Tax C

Tenure TBC

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Porch

As you enter the double uPVC door it has a tiled floor.

Entrance hall

From the porch, you enter the hall that has access to the reception rooms. Stairs to the upper floor and an understair cupboard.

Reception room 1

This room is at the front of the property with a large bay double-glazed window that overlooks the front garden. With picture rails and coving. And gas fire.

Reception room 2

This is the second reception room with a double-glazed door and windows to the rear garden. This room has a marble fireplace with picture rails and coving.

Reception room 3

This room has original built-in storage. With a double-glazed window to the side and glass door into the kitchen.

Kitchen

This kitchen has wall and base units a stainless steel sink with mixer tap. This has space for appliances. It has integrated for ring hob oven and extractor fan.

Landing

The landing has a double-glazed frosted window to the side and loft access. With access to all the bedrooms, shower room and separate WC.

Bedroom 1

This is the largest room with a large bay double-glazed window to the front of the property. with built in cupboard and picture rails.

Bedroom 2

This is the middle-sized room with a large double-glazed to the rear. This room has fitted wardrobes and desk.

Bedroom 3

This is the third bedroom with a double-glazed window to the front and a built-in cupboard for the boiler.

Shower Room

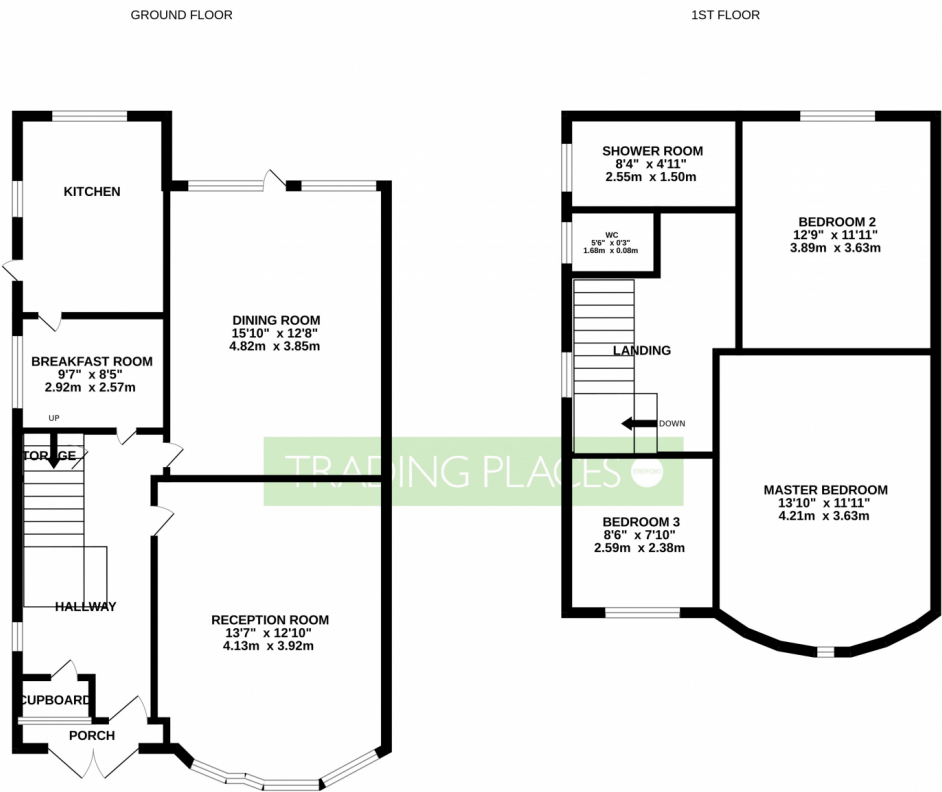
This shower room has a walk-in shower and pedestal sink with built-in storage. The double-glazed frosted window to the side.

WC

This separate WC has part tiled walls and a frosted double-glazed window to the side.

Garden

This has a beautiful mature garden on the front and back with a new driveway on the side with a garage.



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+) A		
(81-91) B		
(69-80) C		81
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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