

TRADING PLACES ●

Asking Price £165,000
Wardle Close, Stretford, M32 0TF



1

Bedroom



1

Bathroom

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This delightful ground-floor one-bedroom flat in the sought-after area of Stretford is perfect for anyone looking for a comfortable home with the added benefit of private outdoor space. The property is thoughtfully laid out, featuring a well-proportioned living room that provides a cozy and welcoming space to relax.

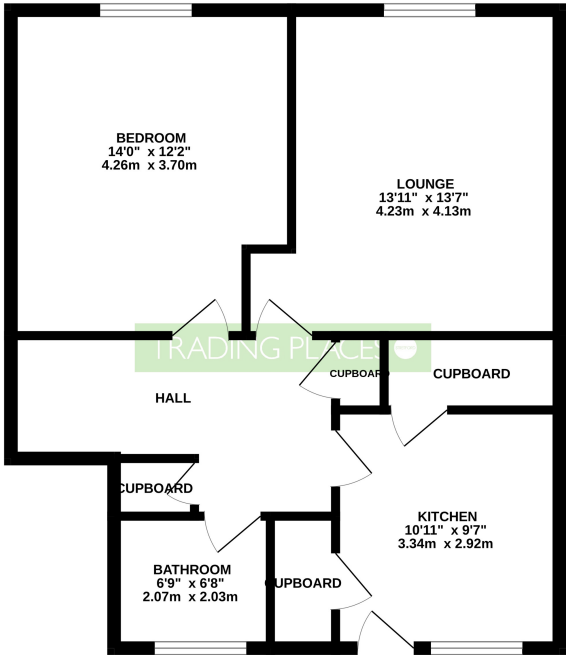
The bedroom is a spacious double, offering plenty of room for a bed, wardrobe, and additional furnishings. It's a peaceful retreat that ensures restful nights. The kitchen is both functional and stylish, with modern cabinetry and ample counter space. A key feature of the property is the direct access to the private garden from the kitchen, making it ideal for outdoor dining, entertaining, or simply enjoying a tranquil morning coffee in your own green space.

The shower room has been designed with practicality and style in mind, boasting contemporary fittings, a walk-in shower, a washbasin, and a WC. The private garden is fully enclosed and offers a mix of patio and greenery, creating a serene environment for relaxing or tending to plants.

Conveniently located close to excellent public transport links, including the Metrolink, this flat provides easy access to Manchester city centre and surrounding areas. Local shops, cafes, and other amenities are just a short distance away, adding to the appeal of this wonderfully situated home.

This property combines modern living with the luxury of private outdoor space, making it an ideal choice for professionals, couples, or anyone looking for a well-connected and comfortable place to call home.

GROUND 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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	70	74
EU Directive 2002/91/EC		

Address: Stretford, M32

