

TRADING PLACES ●

Asking Price £465,000
Strathmere Avenue, Stretford, M32 0DR



 4
Bedrooms

 2
Bathrooms

133, Barton Road, Stretford, Manchester, M32 8DN |
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Trading Places Stretford welcomes this beautifully extended four-bedroom semi-detached family home offers spacious and well-appointed accommodation throughout.

The property features an entrance porch leading into a welcoming hallway with a tiled floor and stairs to the first floor. The large bay-fronted lounge is bright and airy, with a coved ceiling and radiator, and has double doors opening into the sitting room, which benefits from French doors leading to the rear garden.

The modern dining kitchen includes a range of fitted wall and base units with worktops, an integrated hob, oven, extractor fan, and dishwasher, with space for additional appliances. A single sink unit with a mixer tap, tiled floor, under-counter lighting, spotlights, and a coved ceiling enhance the space. There is also a useful understairs storage cupboard.

The utility room has additional fitted units, a single sink with a mixer tap, space for appliances, and a gas central heating boiler. A uPVC double-glazed door provides access to the rear garden. The downstairs WC includes a low-level toilet, washbasin, complementary tiling, and a ladder radiator.

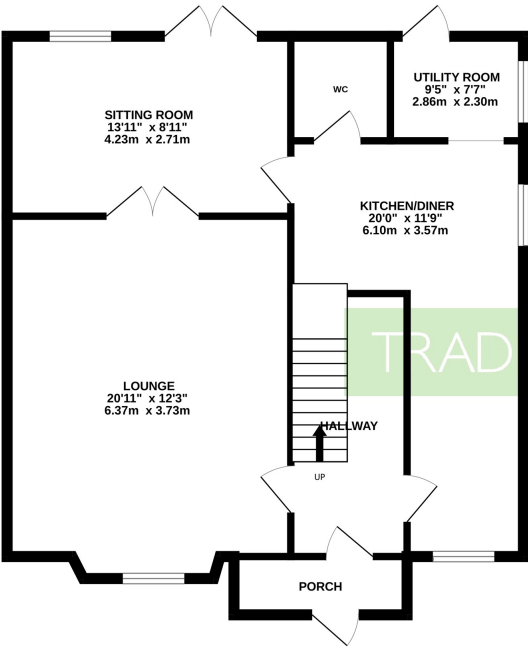
Upstairs, the shaped landing features an open balustrade and loft access, with the loft being part-boarded for storage. The four double bedrooms all offer built-in wardrobes with ample hanging and shelving space. The master bedroom includes an ensuite shower room with a WC, vanity wash basin, shower cubicle, complementary tiling, and a ladder radiator.

The family bathroom comprises a three-piece suite with a WC, vanity washbasin, and bath with a shower over, complemented by tiled flooring and a ladder radiator.

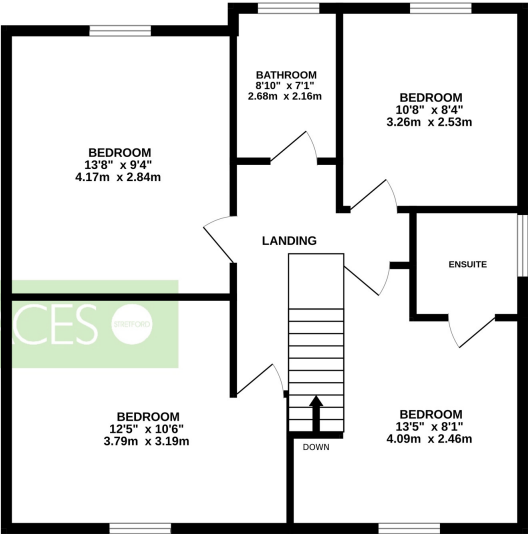
Externally, the property boasts a generous block-paved driveway providing ample off-road parking. The southerly-facing rear garden enjoys a sunny aspect with a paved patio and a lawned garden beyond. A detached garage is located at the rear, accessible via double gates.

Ideally positioned for popular schools, local amenities, and transport links, this is a fantastic opportunity to acquire a spacious family home.

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+) A		
(81-91) B		85
(69-80) C	76	
(55-68) D		
(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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