

# TRADING PLACES

Asking Price £350,000  
Marland Way, Stretford, M32 0NQ



4

Bedrooms



3

Bathrooms

133, Barton Road, Stretford, Manchester, M32 8DN |  
[admin@tradingplaces.co.uk](mailto:admin@tradingplaces.co.uk)

01618659220









Welcome to this exquisite four-bedroom house in Stretford, perfectly situated near the charming Stretford Marina and canal. This beautifully decorated and meticulously maintained property offers a blend of comfort and style, creating a welcoming home for its residents.

Upon entering the house, you'll discover a tastefully decorated interior that seamlessly combines modern aesthetics with a warm and inviting atmosphere. The living spaces are thoughtfully designed, featuring a harmonious colour palette, high-quality furnishings, and large windows that allow natural light to fill the rooms. The four bedrooms are spacious and well-appointed, offering ample room for relaxation and personalization. Each room is adorned with stylish details and provides a comfortable retreat for residents. The master bedroom may include an ensuite bathroom, adding a touch of luxury to the living experience. The house boasts a brand new kitchen with modern appliances and plenty of counter space, making it a delight for those who enjoy cooking or entertaining. The dining area is perfect for family meals and gatherings. One of the highlights of this property is its convenient location with close links to transportation. Whether you prefer public transport or own a vehicle, easy access to nearby highways and public transport options makes commuting a breeze. Step outside into the well-maintained garden, where you can unwind and enjoy outdoor activities. The garden may feature lush greenery, a well-manicured lawn, and a cozy patio or deck for al fresco dining or simply soaking up the sun.

In summary, this four-bedroom house in Stretford offers a perfect blend of comfort, style, and convenience. With its proximity to Stretford Marina, the canal, and excellent transport links, this property provides a wonderful opportunity to experience a delightful and well-connected lifestyle in a beautifully decorated and maintained home.

Council Tax - D

EPC - D

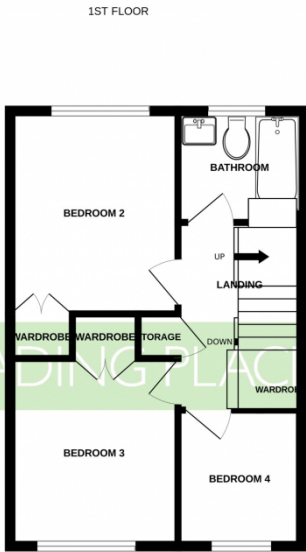
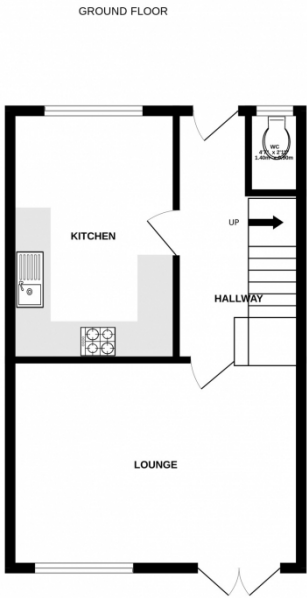
Utilities -Octopus

Freehold

Service charge £24.00 per month (paid to premier estate)


**\* Disclaimer \*** (While every effort has been made to ensure the accuracy and completeness of the information, Trading Places and the seller makes no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability or suitability of the information contained in this advertisement for any purpose and any reliance you place on such information is strictly at your own risk. All information should be confirmed by your Legal representative) \*





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.  
Made with Metropix ©2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Address: Stretford, M32

