

# TRADING PLACES ●

Asking Price £400,000  
Kings Road, Old Trafford, M16 0FH



3

Bedrooms



1

Bathroom

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## Three Bedroom Extended Semi-Detached Home.

### Key Features:

- Extended three-bedroom semi-detached property
- Bay-fronted sitting room & additional lounge
- Spacious extended breakfast kitchen
- Converted loft space with natural light.
- Converted garage with utility/storage options.
- Driveway with wrought iron gates
- Low-maintenance, sunny rear garden
- Popular residential location
- Freehold – Council Tax Band C

### Full Description:

Welcome to this much-loved and well-presented extended three-bedroom semi-detached family home located on the ever-popular Kings Road. Ideal for growing families or those seeking additional living space, the property offers a blend of traditional charm and modern convenience.

The accommodation comprises:



## Ground Floor:

- Entrance Porch: uPVC double glazed on three sides with entrance to hallway.
- Hallway: Welcoming space with glazed front door, picture rail, wood-effect flooring, radiator, and stairs to the first floor.
- Sitting Room (3.90m x 3.50m): Bay-fronted with uPVC windows, wood-effect flooring, radiator, and feature fireplace with living flame gas fire.
- Lounge (3.50m x 3.94m): Overlooks the rear garden through patio doors, complete with coved ceiling, radiator dado rail, feature fireplace, and gas fire.
- Extended Breakfast Kitchen (5.05m x 2.42m): Fitted with a range of wall/base units and breakfast bar. Includes a one-and-a-half sink, space for appliances, splash tiling, radiator, and gas boiler. Dual aspect with uPVC windows and side door access.

## First Floor:

- Shaped Landing: Features open balustrade, side window, and loft access via pull-down ladder.
- Bedroom One (4.55m x 3.37m): Bay window to front, wood-effect flooring, radiator, and full-width built-in wardrobes.
- Bedroom Two (3.30m x 3.70m): Rear aspect, matching built-in wardrobes, wood-effect flooring, and radiator.
- Bedroom Three (2.95m x 2.02m): Front facing with fitted wardrobes and radiator.
- Bathroom: Modern three-piece suite with bath & shower over, low-level WC, basin, full tiling, ladder radiator, and side window.

## Loft Conversion:

A versatile space with eaves storage, uPVC window to rear, and radiator – perfect for a home office, hobby room, or occasional guest



area.

**Garage:**

Detached and fully plastered with lighting and power. Currently used for storage and utility purposes, but with excellent potential for conversion into a home office, gym, or garden room. Includes fitted base units with sink.

**Outside:**

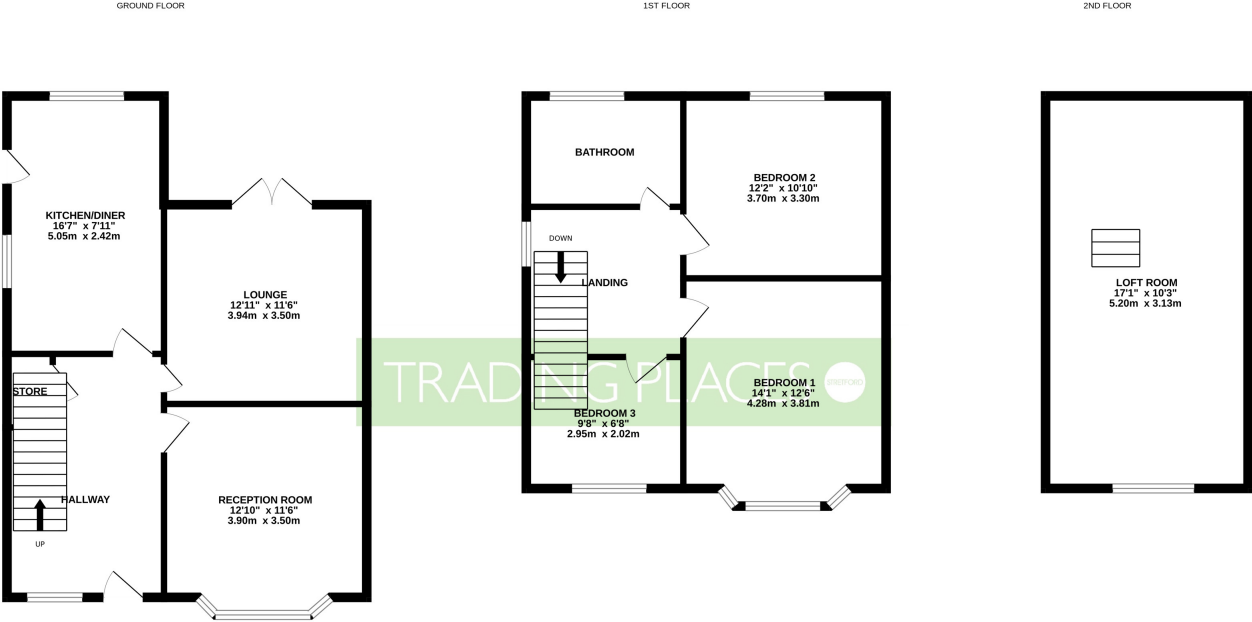
Gated, paved driveway offering parking for multiple vehicles, continuing along the side to the detached garage. The rear garden enjoys a sunny aspect and features ornate paving, privacy fencing, and low-maintenance landscaping.

**Tenure: Freehold**

**Council Tax Band: C**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(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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