



 **3**  
Bedrooms

 **1**  
Bathroom











This delightful three-bedroom semi-detached house in Stretford is thoughtfully designed for both comfort and practicality. On the ground floor, it features two spacious reception rooms that are perfect for family relaxation and hosting guests. The generously sized kitchen is equipped with ample wall and base units, providing plenty of storage, and has dedicated space for appliances. Convenient understairs storage adds extra functionality to the main level.

The upper floor comprises two large, bright bedrooms, along with a versatile box room that could serve as a nursery, study, or storage space. The modern wet room includes a walk-in shower, WC, and handwash basin, offering a streamlined, accessible layout.

Outside, the property benefits from a private driveway at the front, ensuring easy off-street parking. The rear garden is a peaceful outdoor area ideal for leisure, with a stand-alone garage offering additional storage or workshop options.

Located close to a local park, well-regarded primary and high schools, and only a short distance from Stretford Mall and the Trafford Centre, this home is ideally positioned for families. Excellent nearby transport links make commuting and accessing Greater Manchester convenient and straightforward, making this property a fantastic choice for modern living in Stretford.

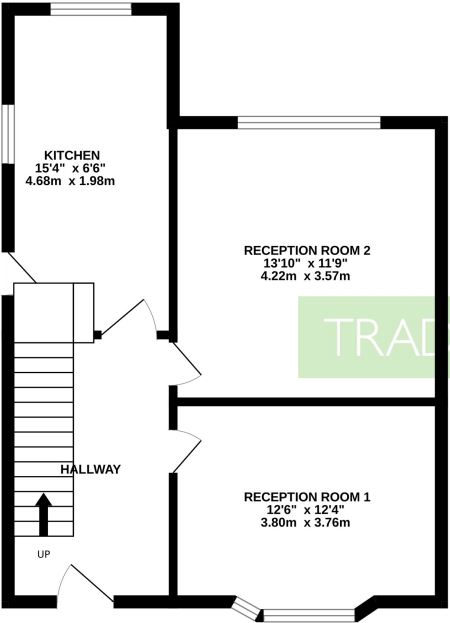
Council Tax - TBC

EPC - D

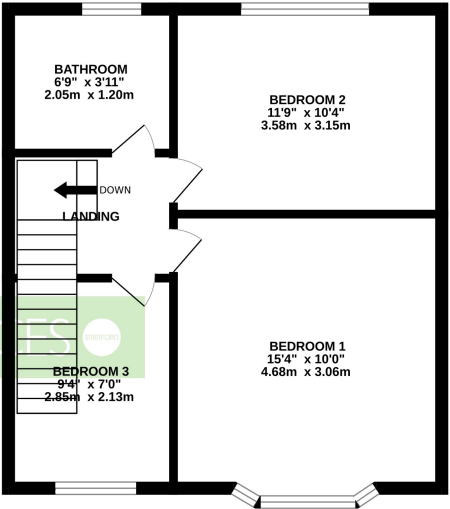
Utilities TBC

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GROUND FLOOR



1ST FLOOR



TRADING PLACES

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		82
(69-80) C	69	
(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	

Address: Stretford, M32

