



 3  
Bedrooms

 2  
Bathrooms





Nestled in the vibrant area of Stretford and near by Chorlton, this newly refurbished three-bedroom house offers modern living with exceptional convenience. Located close to the Metrolink and other transport links, this home is perfect for those seeking easy commutes and access to the bustling amenities of the surrounding area.

Upon entering, you are greeted by a fresh and contemporary interior, having been tastefully decorated throughout. With a new boiler re-wired throughout new radiators and doors. The spacious accommodation includes three bedrooms, each newly painted and fitted with modern flooring, providing comfortable and serene retreats. There are two versatile reception rooms that offer ample space for both relaxation and entertainment. These rooms feature large windows that allow plenty of natural light, enhancing the airy feel of the home.

The heart of the home, the brand-new kitchen, boasts sleek countertops, and contemporary cabinetry. It is designed to be both functional and stylish, making meal preparation a delight. The property benefits from a fully refurbished main bathroom, equipped with modern fixtures and fittings, including a bathtub. Additionally, there is a separate shower room, ensuring convenience and comfort for all residents.

The exterior of the property complements the modern interior, featuring a well-maintained garden that provides a perfect space for outdoor activities or simply unwinding in the fresh air. The garden also includes a separate garage with space for a couple of cars, adding to the practical appeal of this home.

Situated in Stretford and close to the border of Chorlton this property enjoys proximity to the Metrolink and various transport links, making it an ideal location for commuters. The area offers a range of local amenities, including shops, restaurants, and recreational facilities, all within easy reach.

Subject to planning permission this property could be easily extended to create a large 5-bedroom house.

This house is a superb opportunity for those looking to move into a stylish, ready-to-live-in home in a desirable location. Whether you are a family or a professional couple, this property offers a blend of comfort, convenience, and contemporary living.

EPC TBC

Utilities

Leasehold

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### **Entrance**

Entering through the large composite door into the hallway with access to reception rooms and kitchen. The Stairs to the upper floor and understair storage.

### **Reception Room 1**

Has a large bay double-glazed window to the front of the property, laminate flooring and a radiator.

### **Reception Room 2**

This reception room has a large double-glazed window to the rear. It also has laminate flooring and a radiator.

### **Kitchen**

This kitchen has a tiled floor, a double-glazed window to the rear, also a double-glazed window to the side along with an uPVC door to the side of the property. High gloss wall and base units with countertops. Plumbing and space for appliances. Integrated hob, oven and extractor fan. New Boiler. With space for a breakfast/dining table.

### **Landing**

The landing has access to the loft, and a double-glazed frosted window to the side. Also access to the bedrooms and bathrooms.

### **Bedroom 1**

This large bedroom to the front of the property has a double-glazed bay window to the front, a radiator and a new carpet.

### **Bedroom 2**

This second bedroom has a large double-glazed window to the rear and a radiator.

### **Bedroom 3**

This third bedroom is to the front of the property with a double-glazed window to the front and a radiator.

### **Bathroom**

This bathroom has a three piece bathroom suite, fully tiled floor and walls with over bath shower. Towel radiator and double-glazed frosted window to the side.

### **Shower Room**

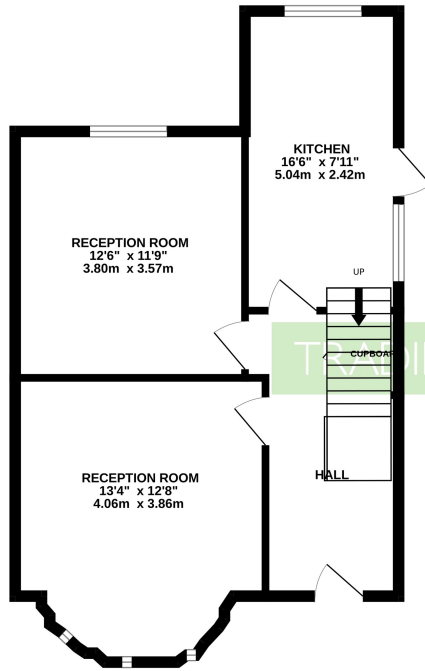
This shower room has a shower with folding glass door, double-glazed frosted window to the side and is fully tiled floor and walls.

### **Garden**

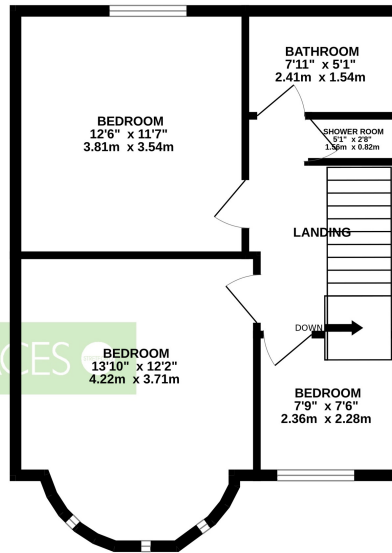
the rear garden has a lawn and concrete path with a brick built garage.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 495 sq.ft. (46.0 sq.m.) approx.

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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