

469 Kings Road, Stretford, Trafford, M32 8QN



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £450,000

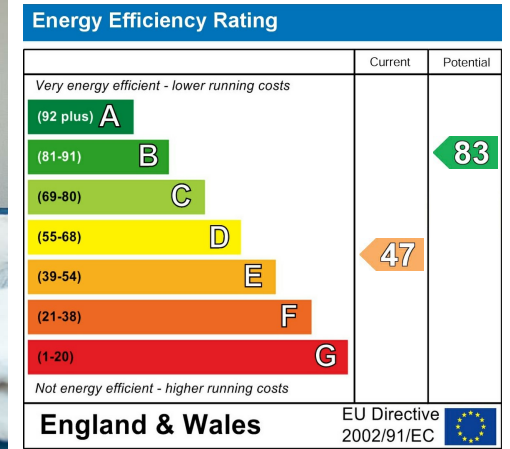


VIDEO TOUR AVAILABLE A well-presented and spacious, THREE BEDROOM, bay fronted semi-detached property, occupying an excellent sized corner plot with a detached double garage. Situated in a highly popular residential area, this home is ideally placed in the Trafford schools' catchment area and benefits from a lawned garden to three sides. Local amenities are within walking distance, including The Stretford Mall Food Hall, bars and cafés. Close to fantastic local transport links, Kings Road is a 10-minute walk from the Metrolink station with access to Altrincham and the city centre. The well-planned accommodation comprises; a porch, entrance hallway, storage/cloakroom, W.C, lounge with a bay window to the front, family room with views out into the rear enclosed lawned garden, a stylishly extended fitted kitchen/dining room with access out into the rear garden completes the ground floor. To the first floor there is landing leading to three bedrooms, two benefitting from built in wardrobes, separate W.C and a white three-piece bathroom. Additional benefits include gas central heating and access to a double garage situated in the rear garden.



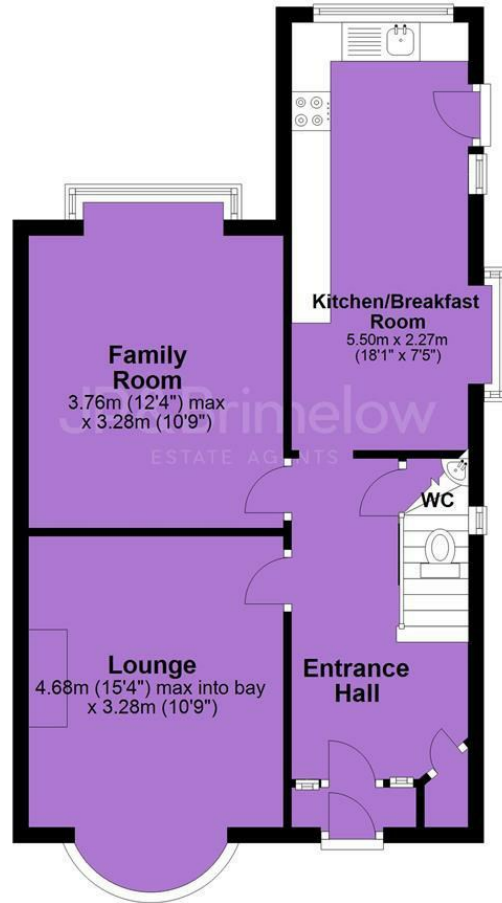


EPC Chart

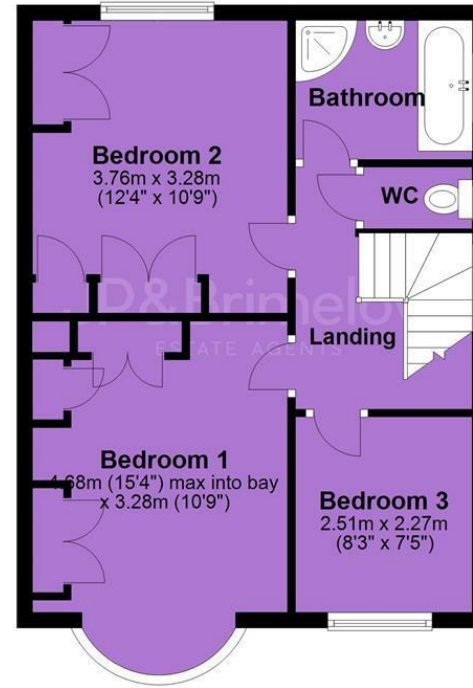


Tenure: **Leasehold** Council Tax Band: **C**

Ground Floor



First Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowstateagents

@jpandbrimelow