



## Trafford Road

NR1 2QR

- Detached Character Residence
- Sought after address
- Walking distance of city centre
- Garage & Enclosed garden

£495,000

  
reality







## DIRECTIONS

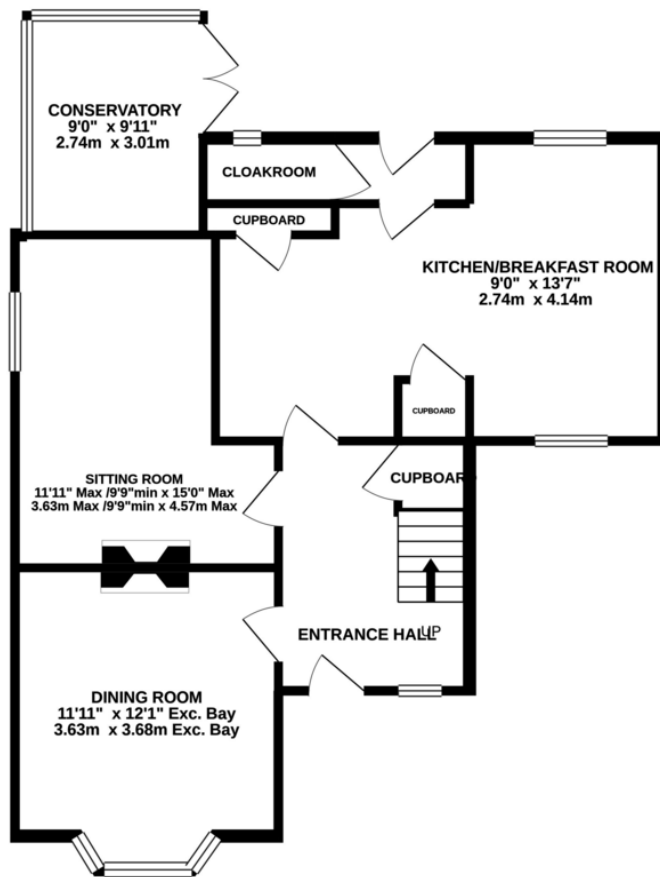
Trafford Road is just a short walk from our office on Grove Road. Just turn left, walk along and Trafford Road will be found on the left hand side.

## PROPERTY SUMMARY

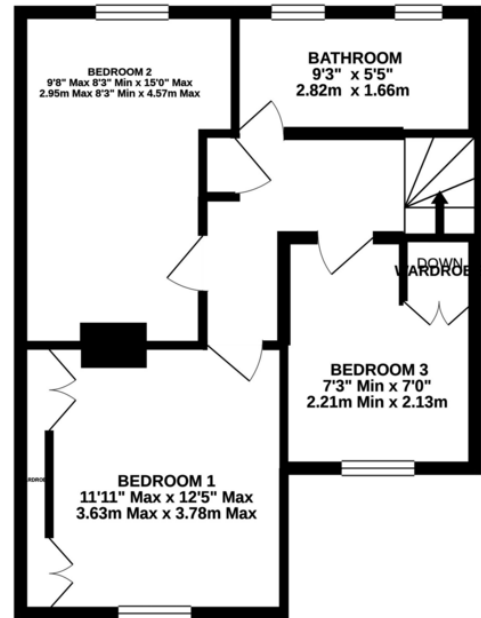
DETACHED CHARACTER HOME positioned within WALKING DISTANCE of the city centre, boasting three bedrooms, two reception rooms, kitchen/breakfast room, cloakroom and a conservatory, PLUS... a detached single garage with an electric roller door and adjoining workshop. The property is set on a CORNER PLOT, so has gardens to three aspects.



# GROUND FLOOR



# 1ST FLOOR



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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**SELLING PROPERTIES  
SINCE 2009**

"Hi Lucy – we just wanted to say thank you to you and your team for all you did to make the purchase of our home run smoothly."

**Mr and Mrs Oliveri**, February 2019

"Thank you for everything you, Adam and the rest of your staff have done in the process of us purchasing our new home. Reality has been brilliant in every possible way. I would confidently recommend Reality to any friends that were moving, and definitely use you again."

**Mr D Joseph**, November 2018

"We are in no doubt that without your support, guidance and determination, we would not have reached this point. You have gone the extra mile to make sure that this would all work out. You have always been available for a chat when we needed reassurance, and have been happy to spend time hounding buyers and solicitors on our behalf. We truly appreciate what you have done for us and are extremely grateful."

**Mr and Mrs Knight**, November 2018

Notes on Sale: These particulars are believed to be accurate but no guarantee of their accuracy can be made. These particulars do not form part of any contract.



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Reality directors Lucy Carne and Adam Thompson  
with TV's property guru, Phil Spencer

Minimum fee and contract applies - terms and conditions of your current agent must be adhered to