



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**37 MARLAND WAY, M32 0NP**  
**£1,600 PER CALENDAR MONTH**



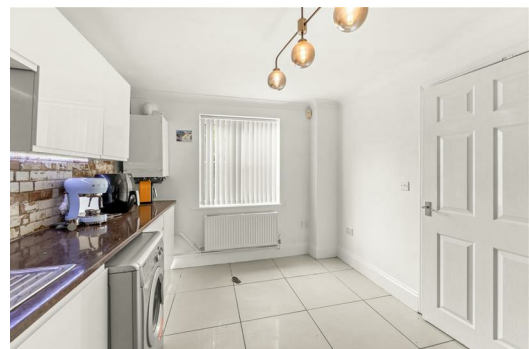
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## DESCRIPTION

A SPACIOUS FOUR BEDROOM END TERRACE PROPERTY ARRANGED OVER THREE FLOORS, IDEALLY POSITIONED IN A HIGHLY CONVENIENT LOCATION CLOSE TO STRETTFORD TOWN CENTRE, THE METROLINK AND EXCELLENT TRANSPORT LINKS.

Extending to over 1200-SQFT, this versatile home offers generous living space throughout and would be ideally suited to families or professional sharers alike. The property benefits from a modern kitchen/breakfast room, a conservatory extension, gas central heating, double glazing and a spacious principal bedroom with en-suite shower room occupying the entire second floor.

In brief the accommodation comprises: Entrance hallway with storage, downstairs WC, a modern fitted kitchen/breakfast room and a spacious lounge with patio doors opening into the conservatory overlooking the rear garden. To the first floor there are three further bedrooms, built-in storage cupboards and a family bathroom fitted with a white suite. To the second floor there is a substantial principal bedroom with fitted wardrobes, eaves storage and an en-suite shower room.

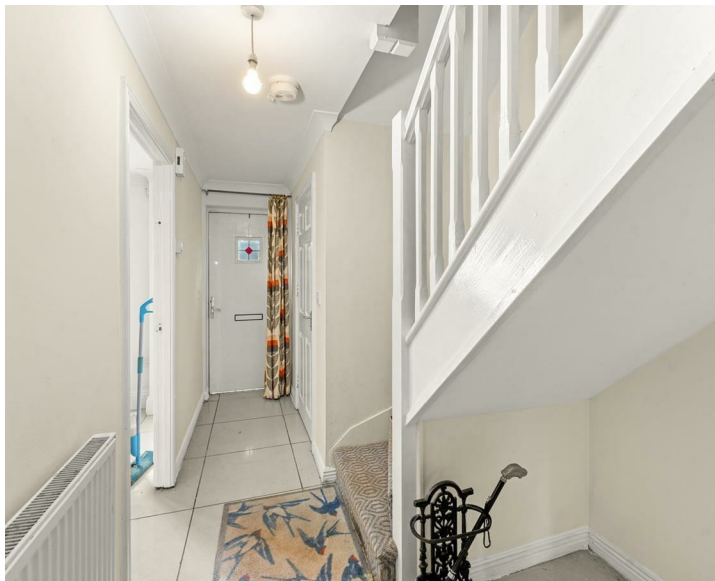
Externally, to the rear there is a private enclosed garden which is mainly laid to lawn with fenced boundaries. The property occupies an end terrace position.

The location is extremely convenient, offering excellent access to Manchester City Centre and the M60 motorway network. The Trafford Centre and MediaCityUK are also within easy reach, while Stretford Metrolink station, Stretford Mall and Victoria Park are all within comfortable walking distance. The property also enjoys a superb position just moments

## KEY FEATURES

- Four bedroom end of terrace
- Master bedroom with En-Suite
- Useful downstairs WC
- Enclosed rear garden with lawn
- Unfurnished (Curtains/Blinds Included)
- Close to open green spaces & Stretford Marina
- Spacious dining kitchen
- Designated parking to the rear

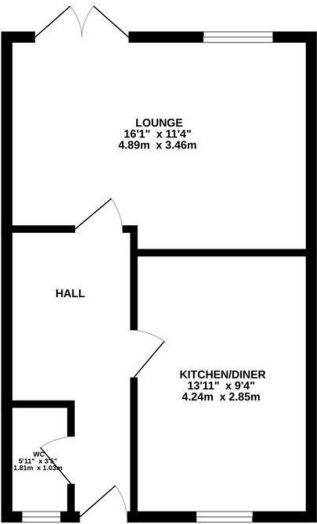




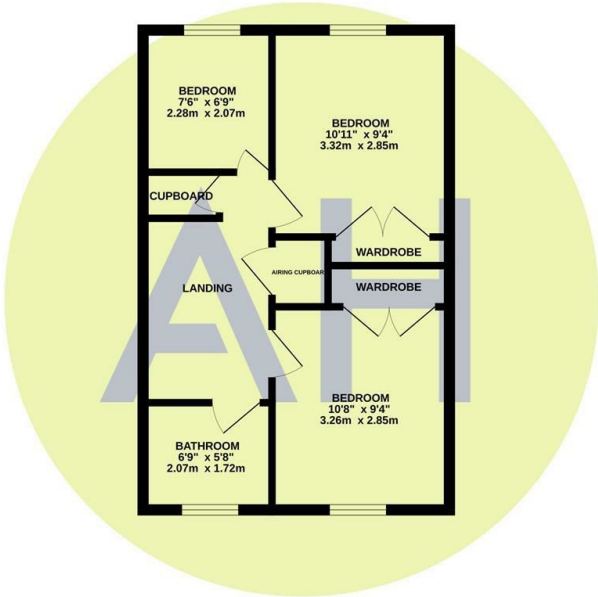




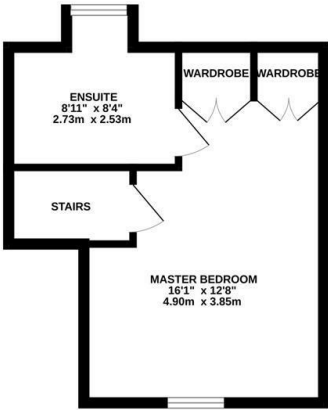
GROUND FLOOR  
405 sq.ft. (37.7 sq.m.) approx.



FIRST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



SECOND FLOOR  
285 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 1098 sq.ft. (102.0 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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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |