



Marston Road, Stretford, Manchester, M32

Guide Price: £530,000

Leasehold

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Situated on the highly desirable Marston Road in Stretford, this impressive four bedroom semi detached family home offers spacious and versatile accommodation throughout. Ideally positioned within easy reach of Longford Park and the nearby Metrolink stop, the property is perfectly suited for families and commuters alike.

The home benefits from off road parking to the front along with an integral garage. Upon entering, you are welcomed by a generously sized entrance porch featuring beautiful original stained-glass windows surrounding the front door, creating an attractive first impression.

To the front of the property is a substantial reception room, enhanced by a large window that fills the space with natural light, while the high ceilings add to the sense of space. To the rear, a second well-proportioned reception room offers an excellent family living area, complete with an elegant marble fireplace and patio doors opening directly onto the rear garden.

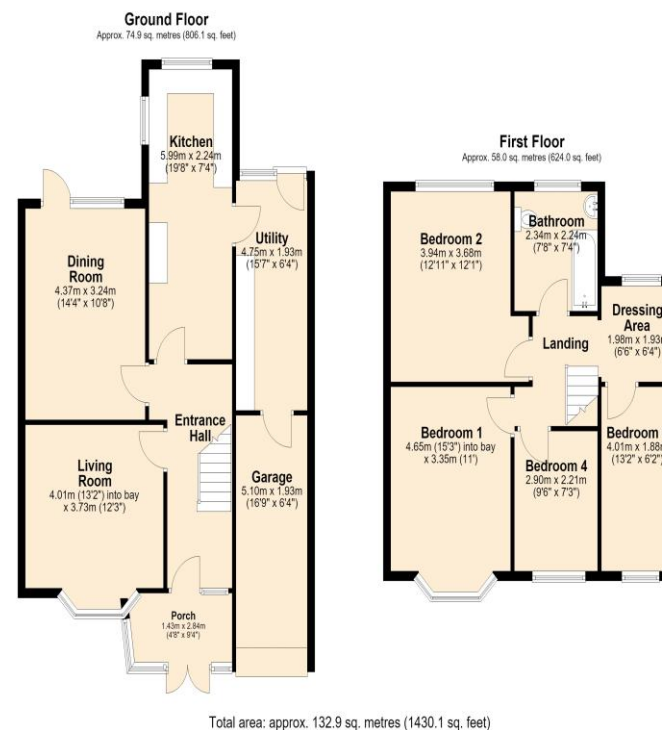
The extended kitchen provides ample worktop space and plenty of room for freestanding appliances, making it ideal for everyday family living. Adjacent to the kitchen is a separate utility room offering extensive storage facilities, with a convenient door leading through to the integral garage.

The first floor comprises four generously sized bedrooms. At the front of the property is a spacious double bedroom featuring a bay window, while a further double bedroom to the rear benefits from fitted wardrobes. Bedroom four is also positioned at the front and offers flexible accommodation, making it equally suitable as a double bedroom, home office, or study. Completing the bedroom accommodation is a large double bedroom situated above the extension, with an additional floor space area outside the room currently utilised as a dressing area.

The family bathroom is fitted with a WC, hand wash basin, and a bath with shower over, providing practical facilities for a growing family.

Externally, the rear garden offers a wonderful outdoor space with a lawned area, raised flower beds, and a patio seating area, perfect for relaxing or entertaining during the warmer months.

- EPC Grade D
- Leasehold - the sellers are happy to purchase the Freehold throughout the conveyancing process
 - 999 years from 25 November 1931
 - Rent charge £5pa
 - Council Tax Band C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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