



**Wingfield Street, Stretford, Manchester, M32**

**Offers Over: £280,000**

*Leasehold*

# Wingfield Street, Stretford, Manchester, M32

Offered to the market with no onward chain, this charming three-bedroom period terrace occupies a highly convenient position on Wingfield Street, Stretford, just a short walk from the Metrolink, providing excellent transport links into Manchester city centre and beyond. Combining character features with practical living space, this attractive home presents an excellent opportunity for first time buyers, families, and investors alike.

Upon entering the property, you are welcomed by a useful porch area, providing a practical space for coats and shoes before stepping into the main accommodation. To your right is the first reception room, a bright and inviting living space featuring tall ceilings, attractive period details, a large bay window that floods the room with natural light, and an electric fire creating a cosy focal point.

Beyond the living room is the dining room, an excellent space for entertaining and family meals. This room benefits from a feature fireplace, a large window allowing for plenty of daylight, and a useful understairs storage cupboard offering additional practicality.

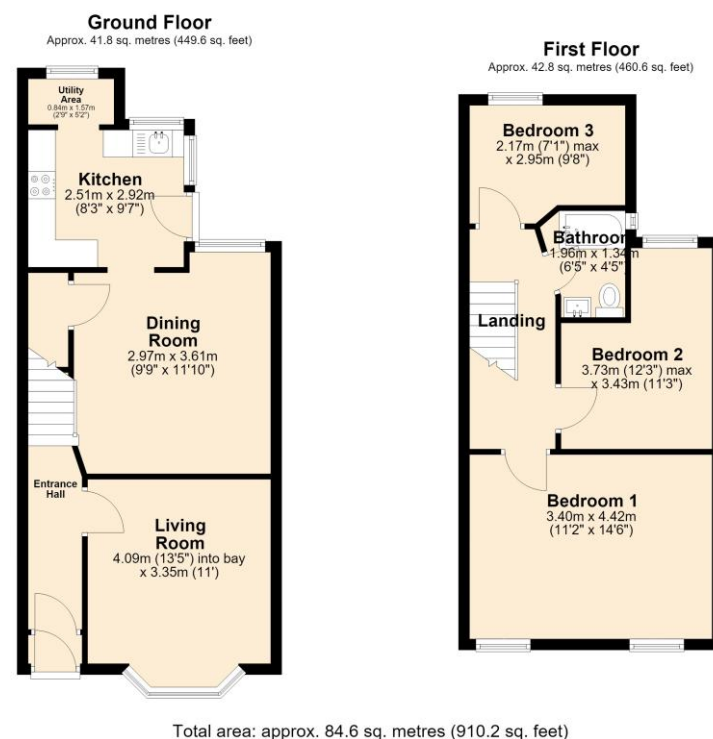
Positioned at the rear of the property, the kitchen has been designed to maximise both light and functionality. Fitted with attractive wood effect work surfaces, integrated appliances, and ample storage, the space feels bright and airy thanks to its abundance of natural light.

Upstairs, the first floor offers three bedrooms, comprising two generous double bedrooms and a single bedroom. The single bedroom is situated at the rear and benefits from a large window overlooking the garden. The second double bedroom also enjoys a rear facing aspect and features an attractive fireplace, adding further character to the home. The principal bedroom is located at the front of the property and includes fitted wardrobes, providing excellent storage solutions alongside plentiful natural light.

Completing the accommodation is the family bathroom, fitted with a bath and an electric shower overhead, offering both convenience and versatility for everyday living.

Externally, the property benefits from a low-maintenance paved rear garden, ideal for enjoying outdoor space without the upkeep of a lawn. An outdoor water tap adds further practicality for gardening and general use.

- EPC D
- Leasehold
- 999 years (less 10 days) from 14 September 1906
- Ground Rent £7.50 pa
- Council Tax Band A







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

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