

3 Dodie Smith Walk, Stretford, Trafford, M32 0HS



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £310,000


 2  2  1  B

VIDEO TOUR AVAILABLE A stylishly presented, TWO DOUBLE BEDROOM, mid terrace property. Located in the heart of Stretford. This modern, purpose-built development lies just off Chester Road. Close by to fantastic transport links, a bus stop within 5 minutes' walk and a 10-minute walk to Stretford Metrolink station giving direct access into the City Centre. Local amenities are within walking distance, including a selection of shops on Chester Road, Stretford Mall, and White city retail park. Gorse Hill and Victoria park Primary School are on your doorstep along with Victoria Park and Longford Park, close proximity to Manchester united and Lancashire County Cricket club. In brief the well-planned property consists of; a good-sized lounge, a modern fully fitted kitchen, a useful utility room which allows access out to the two allocated of road parking spaces, and a W.C completing this floor. Stair leading to the first-floor landing reveals two good sized double bedrooms the principle benefitting from an en-suite shower room, and a white three-piece bathroom suite completes the delightful home. The property benefits from gas fired central heating, high ceilings, and two secure gated parking spaces (with access to a lockable bike shed).





EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



Tenure: **Freehold** Council Tax Band: **B**

Ground Floor



First Floor



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