

38 Ingleby Court, Stretford, Trafford, M32 8PY



JP&Brimelow
ESTATE AGENTS



4 2 2

VIDEO TOUR AVAILABLE A superb opportunity to acquire this beautifully appointed four double bedroom detached bungalow, ideally positioned on a highly sought-after residential cul-de-sac in Stretford. Enjoying a prime location just a short stroll from the Edge Lane entrance to Longford Park.

Ideally situated within easy walking distance of a wide range of local amenities, the property also benefits from excellent transport connections, with the Stretford Metrolink station providing direct access to Manchester City Centre and Manchester Airport. The highly regarded Stretford Grammar School is conveniently located just a short walk away.

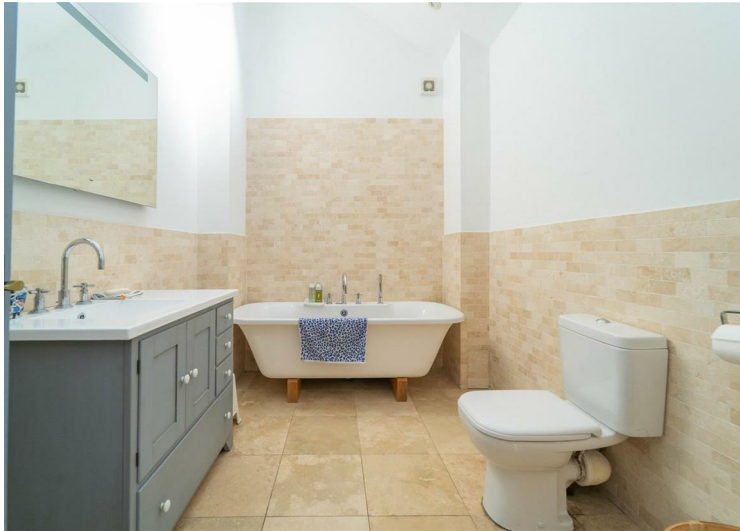
The thoughtfully designed accommodation comprises an enclosed porch leading into a welcoming entrance hallway, a spacious through lounge/dining room featuring two sets of sliding doors opening onto a delightful side patio, and a beautifully appointed fitted kitchen complete with a breakfast island, adjoining pantry, and sliding doors providing seamless access to the rear garden. There are four generous double bedrooms, with the third bedroom benefiting from a stylish three-piece en-suite shower room, and a contemporary three-piece family bathroom featuring a freestanding bath.

The home is finished with elegant wooden flooring throughout, complemented by tiled flooring to the bathrooms, while the stunning wrap-around gardens provide an exceptional outdoor setting to enjoy throughout the seasons.

The property further features gas-fired central heating and a spacious driveway providing off-road parking for multiple vehicles. An exceptional home offering generous living space in a prime location. Early viewing is highly recommended.

£750,000





EPC Chart

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 	



Tenure: Freehold Council Tax Band: E

Ground Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233

E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow

