

55 Cromwell Road, Stretford, Trafford, M32 8GH



**JP&Brimelow**  
ESTATE AGENTS



5 2 2 E

**\*\*VIDEO TOUR AVAILABLE\*\*** A unique stone-built five-bedroom, bay-fronted semi-detached Victorian home, ideally situated on a highly sought-after road in Stretford, just a short distance from the Longford Park entrance off Edge Lane. Commissioned by great philanthropist John Rylands.

The property is situated on one of the area's most popular residential roads and within walking distance to all local amenities. The Metrolink station in Stretford provides a direct link into the City Centre. Stretford Grammar school is also on your doorstep.

The fully renovated property comprises; an entrance hallway, a cosy lounge to the front with a bay window and fireplace, a dining room, downstairs W.C and a modern fitted kitchen with access onto a decked area with steps down into an enclosed lawned garden.

The first floor offers three double bedrooms, including one with a dressing area and a three-piece en-suite shower room, along with a further four-piece family bathroom complete with a walk-in shower and a rolltop bath.

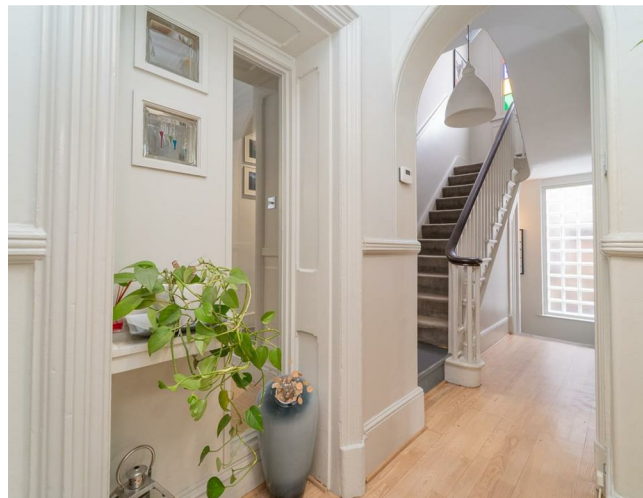
The second floor reveals a landing leading to two further double bedrooms.

An excellent addition to this property is the converted basement which has generous sized rooms currently utilised as an office and a Utility room by the vendors.

The property benefits from gas-fired central heating and a spacious driveway providing off-road parking for multiple vehicles. To the rear, there is an enclosed lawned garden complemented by planted flowerbeds.

An exceptional family home offering generous living space across four floors, perfectly combining modern comforts with a prime location. This distinguished home also forms part of Stretford's historic Longford Park Conservation Area, offering both character and heritage within a sought-after area. Early viewing is highly recommended.

£885,000





## EPC Chart

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 73        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 44                      |           |
| (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



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