

# Park Lane

Your Local Estate Agent

Residential & Commercial Property



15 Cressingham Road

Stretford, Manchester, M32 9DN

Offers In The Region Of £425,000



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# 15 Cressingham Road



## Description

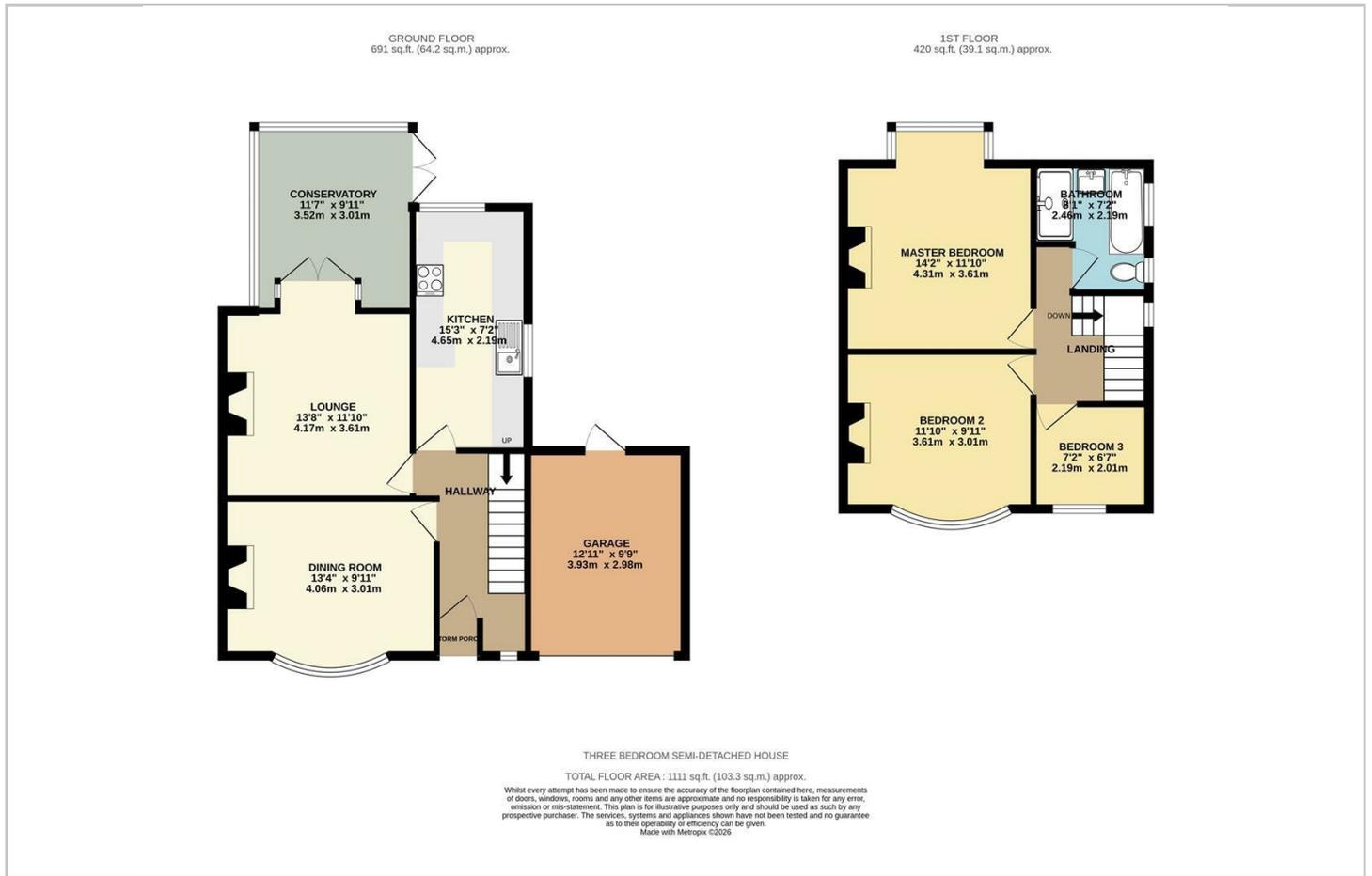
**\*BEAUTIFUL PRESENTATION THROUGHOUT\*** Park Lane Estate Agents are proud to offer For Sale this beautifully presented three-bedroom semi-detached house on Cressingham Road, a popular tree-lined road in Stretford, boasting views over Moss Park to the rear. The property has been lovingly maintained by the current owners, offering prospective buyers an idyllic family home. The property provides easy access to a wealth of nearby amenities, including schools, shops, restaurants, bars, playing parks and transport links. The property is uPVC double-glazed throughout and warmed by gas central heating. The internal accommodation comprises entrance hallway, dining room, rear lounge, conservatory, kitchen, master bedroom, second bedroom, third bedroom and family bathroom. Externally to the front, the property boasts an easy-to-maintain garden with lawn and shrub borders and off-road parking. To the rear of the property is a sizeable lawned garden with mature borders and tranquil views over Moss Park. An attached garage is also present, accessible via the front and rear, providing access to the front and back gardens without having to go through the house. This property simply has to be viewed to be appreciated. Contact us now to arrange your viewing!

- BEAUTIFUL PRESENTATION THROUGHOUT
- ATTACHED GARAGE
- OFF ROAD PARKING
- UPVC DOUBLE GLAZED & GAS CENTRAL HEATING
- VIEWS OVER MOSS PARK TO THE REAR
- RE-ROOFED WITHIN THE PAST 10 YEARS
- PERFECTLY LOCATED FOR ACCESS TO A WEALTH OF AMENITIES
- CONTACT US NOW TO ARRANGE YOUR VIEWING

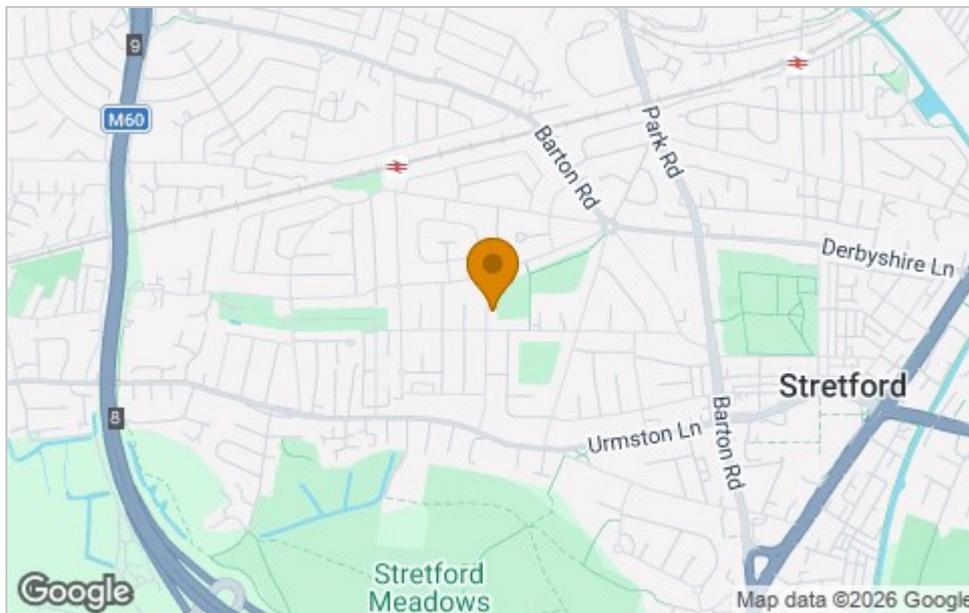




# Floor Plan



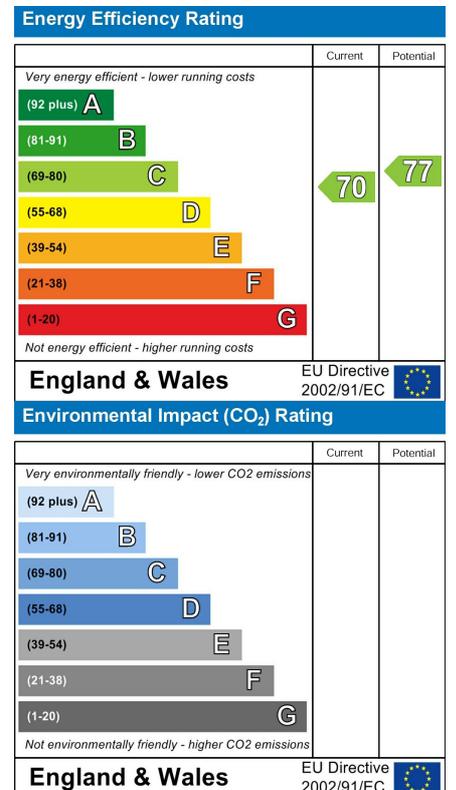
# Area Map



# Viewing

Please contact our Urmston Office on 0161 747 2414 if you wish to arrange a viewing appointment for this property or require further information.

# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.