



 3

Bedrooms

 1

Bathroom





THREE BEDROOM WELL PRESENTED SEMI DETACHED - located within walking distance to good local schools, Stretford shopping mall and easy access for all transport links. The property which benefits from UPVC double glazed windows and gas central heating. The accommodation comprises entrance hall, lounge, dining room, fitted kitchen whilst to the first floor there are three bedrooms and a family bathroom. Outside: Lawned garden to the front and an enclosed good size lawned garden to the rear with stocked borders and a detached garage.

Hallway - UPVC double glazed door opening to spacious hallway. Staircase leading to first floor. Under stairs storage cupboard.

Living Room - 4.6 x 3.4 (15'1" x 11'2") - UPVC double glazed door to rear elevation. TV Point. Radiator.

Dining Room - 7.1 x 2.9 (23'4" x 9'6") - UPVC double glazed window to side elevation. TV Point. Radiator.

Kitchen - 3.7 x 2.9 (12'2" x 9'6") - UPVC double glazed window to side and rear elevation. Fitted with a range of wall and base units with roll top laminate work surfaces. Four ring gas hob with extractor over and oven housed in unit. Space for free standing fridge freezer. Plumbed for washing machine. Wall mounted boiler. Lino flooring.

Landing - Access to all first floor rooms.

Bedroom One - 4.1 x 3.4 (13'5" x 11'2") - UPVC double glazed window to rear elevation. Radiator.

Bedroom Two - 3.9 x 2.7 (12'10" x 8'10") - UPVC double glazed window to rear elevation. Radiator.

Bedroom Three - 2.9 x 2.5 (9'6" x 8'2") - UPVC double glazed window to front elevation. Radiator.

Family Bathroom - 2.8 x 1.9 (9'2" x 6'3") - UPVC double glazed frosted window to rear elevation. White bathroom suite comprising:- white panel bath with electric shower over, Pedestal wash hand basin and low level WC. Radiator. Tiled walls and floor to compliment.

Externally - Small garden to front and large enclosed garden to the rear with detached garage.



GROUND FLOOR



1ST FLOOR

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

