



3

Bedrooms



2

Bathrooms





TRADING PLACES are pleased to have available this well presented three bedroom semi-detached property which benefits from double glazing and gas central heating. Briefly the accommodation comprises of entrance porch, entrance hall, two reception rooms and a fitted kitchen, integral garage with WC and shower area's, whilst to the first floor there are three bedrooms and a bathroom. Outside: Parking to front leading to attached garage with up and over garage door. Lawned garden to rear, privately enclosed.

The property is situated in a much sought after location of Stretford just a short walk to Victoria Park Junior School, St Anne's Primary School and within walking distance of Stretford Grammar school. Stretford Mall and the Stretford Metrolink are both walking distance not to mention the lovely Victoria Park. There is good public transport taking you to surrounding areas and not far from Manchester City Centre.

UPVC double glazed entrance porch

Entrance hall

Single glazed door and window surround to front. Staircase to first floor. Radiator. Laminate floor. Coving to ceiling. Understairs storage.

Reception room one *4.33m x 3.31m*

UPVC double glazed bay window to front. Carpet. Fireplace with gas insert. Coving to ceiling. Radiator.

Reception room two *4.33m x 3.26m*

UPVC double glazed bay window to front. Carpet. Fireplace with gas insert. Coving to ceiling. Radiator.

Kitchen *3.92m x 2.71m*

Two UPVC double glazed windows. Fitted with a range of wall and base units incorporating a 1 1/2 bowl sink unit with mixer tap. Tiled splashback. Integrated oven and four ring gas hob over. Integrated fridge/freezer. Laminate floor. Radiator.

Landing

UPVC double glazed window to half landing. Access to loft.

Bedroom one *4.45m x 2.59m*

UPVC double glazed bay window to front elevation. Radiator. Fitted white wardrobes along one wall. Carpet.

Bedroom two *4.29m x 2.99m*

UPVC double glazed bay window to front elevation. Radiator. Carpet.

Bedroom three *2.36m x 2.33m*

UPVC double glazed window. Carpet. Radiator.

Bathroom *2.50m x 2.30m*

UPVC double glazed window. Fitted vanity wash hand basin and toilet unit, quadrant shower with shower. Tiled to compliment. Radiator.

Outside

Lovely lawned garden to front. Ample off road parking and an attached garage with up and over garage door with space for parking and a seperate WC & shower area. Lawned garden to rear, privately enclosed.

