



 3

Bedrooms

 1

Bathroom





TRADING PLACES are pleased to have available this lovely presented extended three bedroom terrace property which benefits from double glazing and gas central heating. Briefly the accommodation comprises of entrance hall, reception room and a fitted kitchen, whilst to the first floor there are three bedrooms and a bathroom. Outside: Lawned garden to front. Lawned garden to rear, privately enclosed.

The property is situated just a short walk to Humphrey Park train station, walking distance to local schools, Stretford or Urmston town centres. Short car journey to M60 and surrounding areas such as The Trafford Centre and Media city.

Viewing is highly recommended.

Entrance Hall

0.9m X 3.0m

- Staircase to first floor. Carpet. 1 Radiator.

- **Living Room**

- **3.5m X 4.5m**

- Double glazed bay window. Radiator. Coving to ceiling. Carpet. Gas fire.

- **Kitchen/Dinning Room**

- **3.9m X 4.6m**

- Double glazed windows. Fitted with a range of wall and base units incorporating an inset sink with mixer tap over. Space for Range style cooker with chimney style extractor above. Plumbed for automatic washing machine. Space for American style fridge/freezer. Tiled floor. Radiators

- **Bedroom One**

- **3.5m X 3.8m**

- Carpet. Radiator. UPVC double glazed window. Large space for storage.

- **Bedroom Two**

- **2.1m X 3.7m**

- Carpet. Radiator. UPVC double glazed window. Good storage space.

- **Bedroom Three**

- **2.1m X 4.0m**

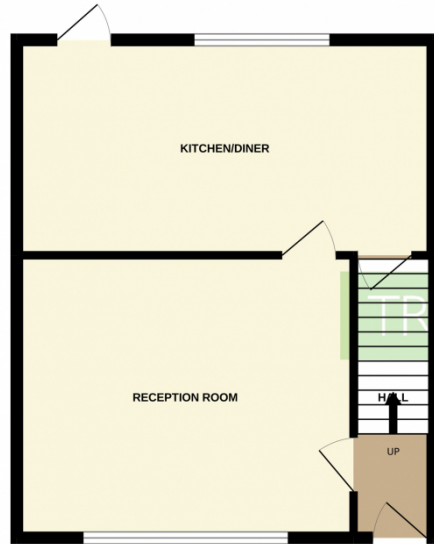
- Carpet. UPVC double glazed window. Radiator.

- **Outside**

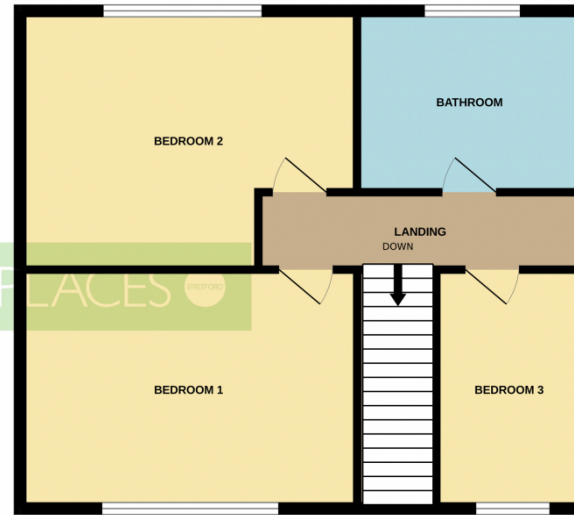
Lawned garden to front. Lawned garden to rear, privately enclosed.

- **Entrance hall**

GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.




1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TRADING PLACES

TOTAL FLOOR AREA: 1054 sq.ft. (97.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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