



 **3**
Bedrooms

 **1**
Bathroom





TRADING PLACES are pleased to have available this three bedroom end terrace property which benefits from double glazing and gas central heating. Briefly the accommodation comprises of entrance porch, entrance hall, two large reception rooms and fitted kitchen, whilst to the first floor there are three bedrooms and a bathroom. Outside: Garden to front/rear an side. Option to add a driveway.

The property is situated just a short walk to Lidl and Tesco Hypermarkets, is in a good catchment area for the local schools and just a short car journey into Manchester City Centre and M60.

Good size family home, early viewing essential.

Entrance hall

Staircase to first floor. Radiator. Access to the lounge & kitchen.

- **Reception room**

3.3m x 4.5m

- UPVC double glazed bay window to front elevation. Two radiators. Carpet. Spotlights.

- **Reception Room Two**

- **3.2m x 3.3m**

- Carpet. Radiator. UPVC double glazed window.

- **Kitchen**

1.6m x 4.9m

Double glazed window to the rear. Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap. Space for free standing appliances. Radiator. Boiler. Four ring gas hob/oven. Splash back tiles.

- **Landing**

Carpet. Loft access. Access to all first floor rooms.

- **Bedroom one**

3.0m x 4.7m

Double glazed window. Carpet. Space for wardrobes. Radiator.

- **Bedroom two**

3.1m x 3.6m

- Double glazed window. Carpet. Radiator. W.C.

- **Bedroom three**

1.9m x 3.4m

- Double glazed window. Carpet. Radiator.

- **Bathroom**

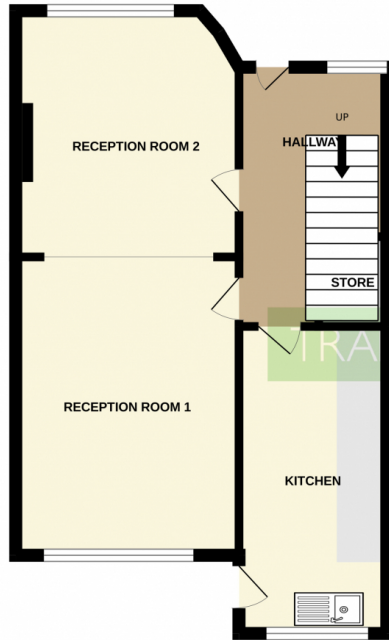
1.6m x 1.8m

- Double glazed window. Walk in shower. Vanity Sink. Low level W/C. Lino flooring with tiled walls.

- **Outside**

Garden to front, rear and side. Court yard to the rear. Large garden area on a corner plot. Option to create a driveway to rear/side.

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(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	

Address: 2 Thornbury Road, Stretford, Manchester, Lancashire, M



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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