



 **3**  
Bedrooms

 **1**  
Bathroom

HARCOURT  
STREET

206

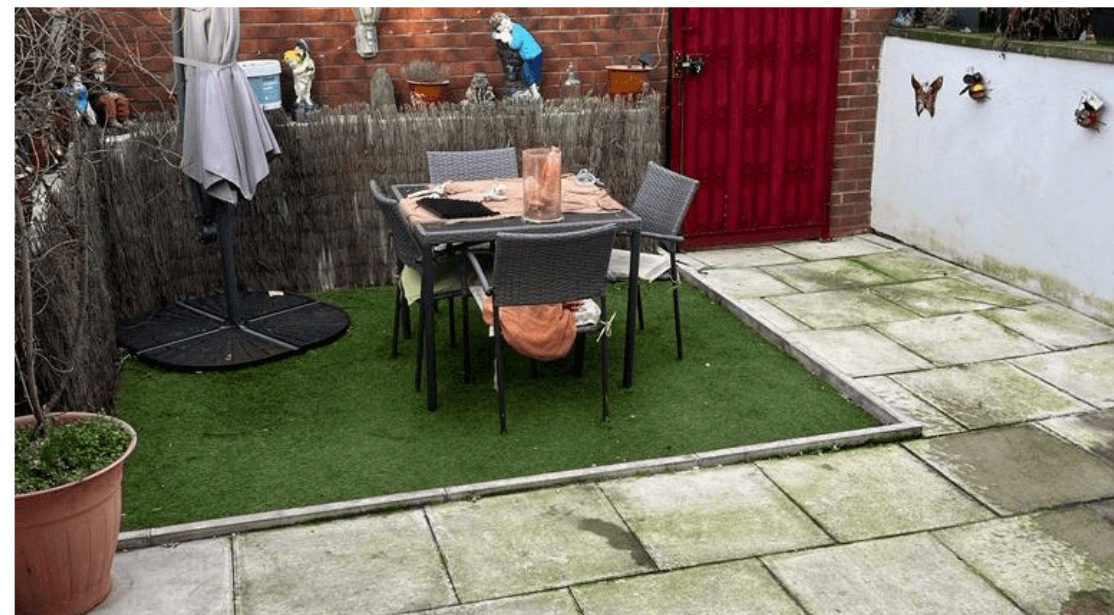
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**TRADING PLACES** are pleased to have this spacious, well presented three bedroom end terraced house for sale which benefits from double glazed windows, gas central heating, downstairs toilet and utility room.

Briefly, upon entering the property you are met with a hall which gives access to the open plan living room / dining room, the kitchen and the downstairs bathroom. To the first floor there are three large bedrooms and one family bathroom.

To the front of the property there is a paved patio and on street parking. To the rear there is a patio with artificial grass.

Great location for all local amenities, good local schools and transport links into the City Centre, Media City and Trafford Centre.

**Reception 1** *1.3m x 5.7m*

Laminate floor. UPVC double glazed french doors to rear. Log burner with wooden mantle.

**Reception 2** *3.7m x 4.7m*

Laminate flooring. UPVC double glazed bay window. 1 radiator. custom built media wall.

**Kitchen** *2.7m x 3.3m*

Tiled flooring. UPVC double glazed window. Wall and base units. 4 ring gas hob / oven. Extractor fan. Blade splash back tiles. Large sink. Mixer tap. 1 radiator.

**Downstairs bathroom** *1.7m x 1.9m*

Tiles. Bathtub. Sink. W/C. UPVC double glazed window.

**Utility room**

Boiler. Space for white goods.

**Bedroom 1** *4.6m x 3.7m*

Carpet. 1 radiator. 2 UPVC double glazed windows. Built in storage. TV point.

**Bedroom 2** *3.5m x 3.7m*

Carpet. Wardrobe. Built in media wall. 1 radiator. UPVC double glazed window.

**Bedroom 3** *2.4m x 3.3m*

Carpet. 1 radiator. UPVC double glazed window.

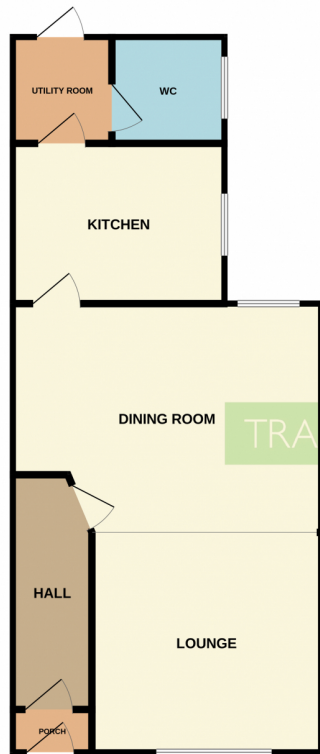
**Bathroom** *2.0m x 2.6m*

Fully tiled. Bathtub. Walk in shower. W/C. Sink. UPVC double glazed window. Ladder style towel rail.

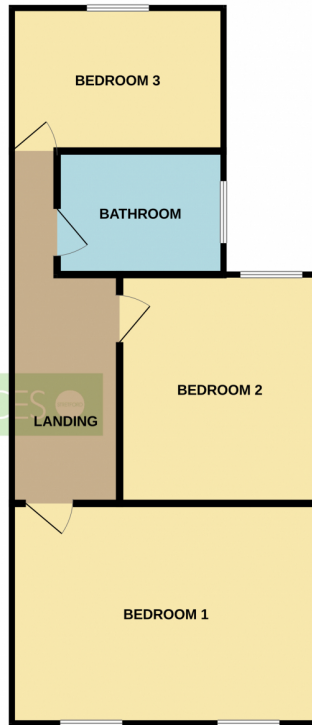




GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 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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