



3

Bedrooms



1

Bathroom





**** SOLD WITH NO CHAIN ****

TRADING PLACES are pleased to have this spacious three bedroom semi detached house for sale which benefits from double glazing and gas central heating.

Upon entering the property, there is a hallway that gives access to the living room and kitchen / dining area.

To the first floor there are three good sized bedrooms and the family bathroom.

Outside to the rear there is a spacious lawned garden which is privately enclosed and to the front there is a paved driveway that can fit up to two cars.

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 Victoria Park. There is good public transport taking you to surrounding areas and not far from Manchester City Centre.

Reception 1 *4.0m x 4.7m*

Carpet. UPVC double glazed window. 1 Radiator. Electric fireplace with brick feature. TV point.

Kitchen / Diner *3.0m x 3.3m*

Laminate flooring. UPVC double glazed window. 1 Radiator. Boiler. White goods. Stainless steel sink. Splash back tiles. 4 ring gas hob.

Bathroom *2.3m x 2.4m*

Tiled floors. Tiled walls. Heated towel rail. Walk in shower. Sink. Low level w/c. UPVC double glazed frosted window. Airing cupboard.

Bedroom 1 *4.1m x 4.0m*

Carpet. UPVC double glazed bay window. 1 radiator. Kitchen rail. Fitted wardrobe.

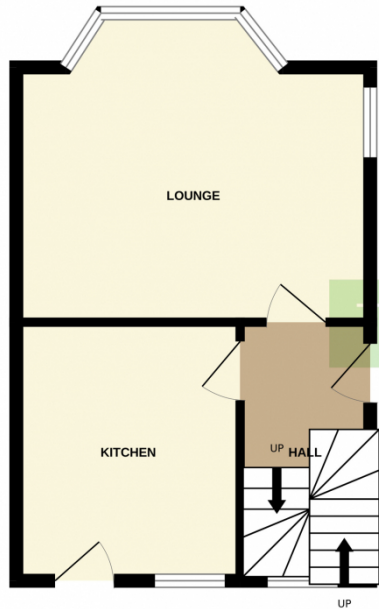
Bedroom 2 *2.7m x 3.5m*

Carpet. UPVC double glazed window. 1 radiator.

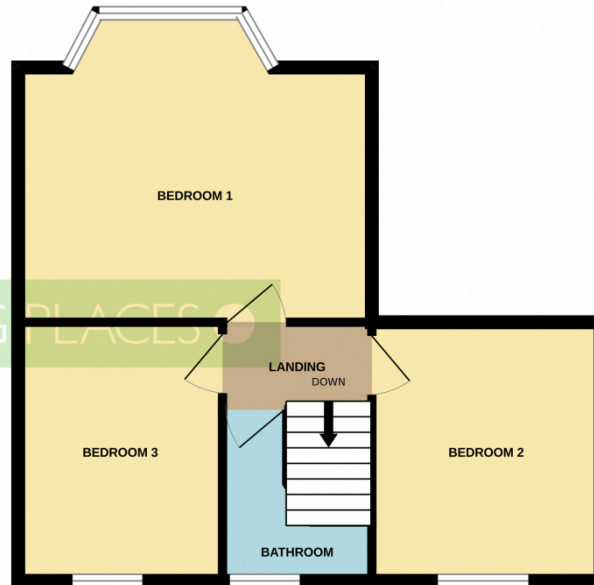
Bedroom 3 *2.5m x 2.8m*

Carpet. 1 radiator. UPVC double glazed window.

GROUND FLOOR
344 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 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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