



 3

Bedrooms

 1

Bathroom





TRADING PLACES are pleased to have available this well presented three bedroom semi-detached which benefits from double glazing and gas central heating. Briefly the accommodation comprises of entrance hall, large reception room, fitted kitchen / dining room and utility area with three rooms one housing the W.C with door to the garden. To the first floor there are three bedrooms and a bathroom. Outside: Off road parking and a lawned garden. Double gates to side leading to rear garden. Lawned garden to rear, privately enclosed.

The property is situated just a short walk into either Urmston or Stretford Town Centres. Good catchment area for the local schools, walking distance to 'Humphrey Park' station and local to good public transport taking you to surrounding areas such as Stretford Mall, The Trafford Centre and Media City.

**** Viewing is highly recommended for this good size family home ****

Entrance Hallway

2.5m x 3.3m

Laminate floors. Radiator. Grey carpet on stairs.

Kitchen/Dining Room

2.7m x 6.5m

Laminate floors. Radiator. Three UPVC double glazed windows. White splash back tiles. Wall Base units. Four ring gas hob/oven with stainless extractor fan above. Intergrated fridge/freezer. Stainless steel sink. Understair storage. Side door to access utility.

Reception Room

3.4m x 4.6m

Laminate floors. Radiator. UPVC double glazed french doors to rear garden.

Bedroom One

2.7m x 3.9m

Grey carpet. UPVC double glazed window overlooking rear garden. Radiator. Built in storage.

Bedroom Two

2.9m x 3.0m

Carpet. Radiator. UPVC double glazed window. Built in storage.

Bedroom Three

2.5m x 2.9m

Grey carpet. UPVC double glazed window. Radiator.

Bathroom

1.7m x 2.2m

Lino floors. UPVC double glazed windows. Fully tiled. Low level W.C. Stand-alone sink. Panel bathtub with shower overhead. Radiator. Built in storage

Loft Room One

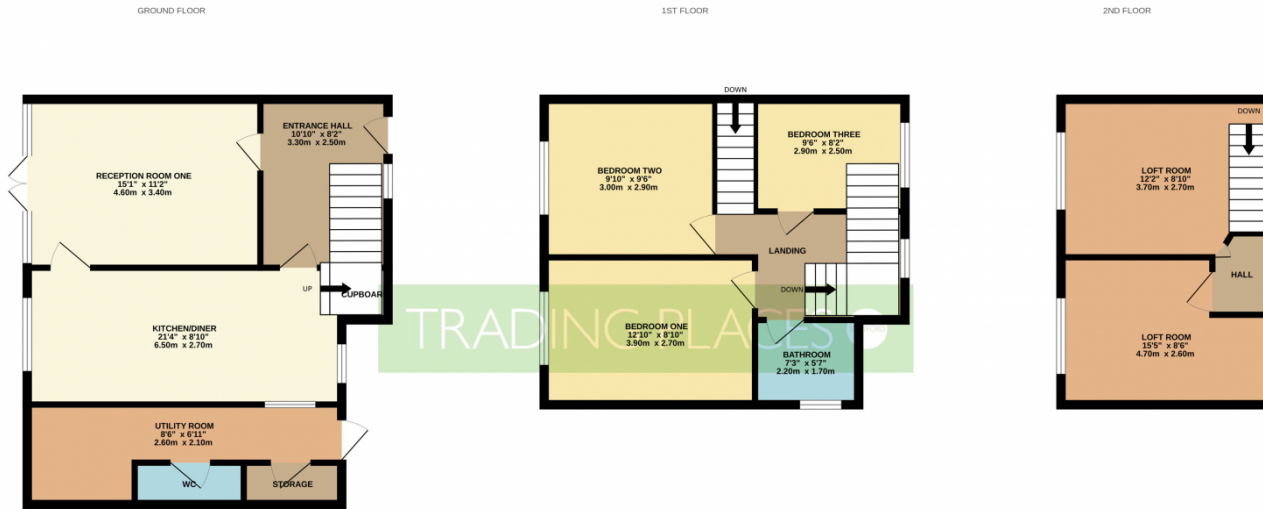
2.7m x 3.7m

Laminate floors. UPVC double glazed window over looking rear garden. Spotlights.

Loft Room Two

2.6m 3.7m

Laminate floors. UPVC double glazed window. Spotlights in ceiling.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Cressingham Road, Stretford, M32



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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