



2

Bedrooms



1

Bathroom





**** NO CHAIN* * FANTASTIC LOCATION SITUATED ON STRETFORD MARINA***

One parking space included

TRADING PLACES are pleased to have available this two bedroom house situated on the ever popular Stretford Marina and just a short walk to Stretford Mall and Stretford Metrolink. Good local public transport taking you into City Centre or The Trafford Centre and Media city. Great catchment areas for local schools and lovely Parks such as Victoria or Longford close by. A lovely cycle path ride into Media city is about 12 minutes there is also a train station about 200m away that takes 8 minutes into Deansgate.

Briefly the accommodation comprises of entrance hall, ground floor WC, lounge, fitted kitchen, whilst to the first floor there are two bedrooms and a family bathroom, Outside: Courtyard to the rear. Backing on to parking space.

Entrance hall

1.0m x 2.8m

Tiled floors. Radiator. Alarm. Wooden door.

- **Ground floor WC**

Corner pedestal wash handbasin and a low level WC with push button flush. Part tiled to compliment.

- **Lounge**

3.6m x 5.0m

UPVC double glazed double doors opening to rear garden. Laminate floor. Radiator. Stairs to first floor.

- **Kitchen**

2.5m x 2.5m

Double glazed window. Fitted with a range of wall and base units incorporating stainless steel sink unit with mixer tap. Integrated oven with gas hob over. Plumbed for automatic washing machine. Space for fridge/freezer. Tiled floor. Coving to ceiling. Wall mounted boiler.

- **Landing**

Storage. Carpet. Access to both rooms and family bathroom.

- **Bedroom One**

2.6m x 3.4m

UPVC double glazed window. Radiator. Fitted wardrobes.

- **Bedroom Two**

2.1m 3.6m

UPVC double glazed window. Radiator. Fitted wardrobes.

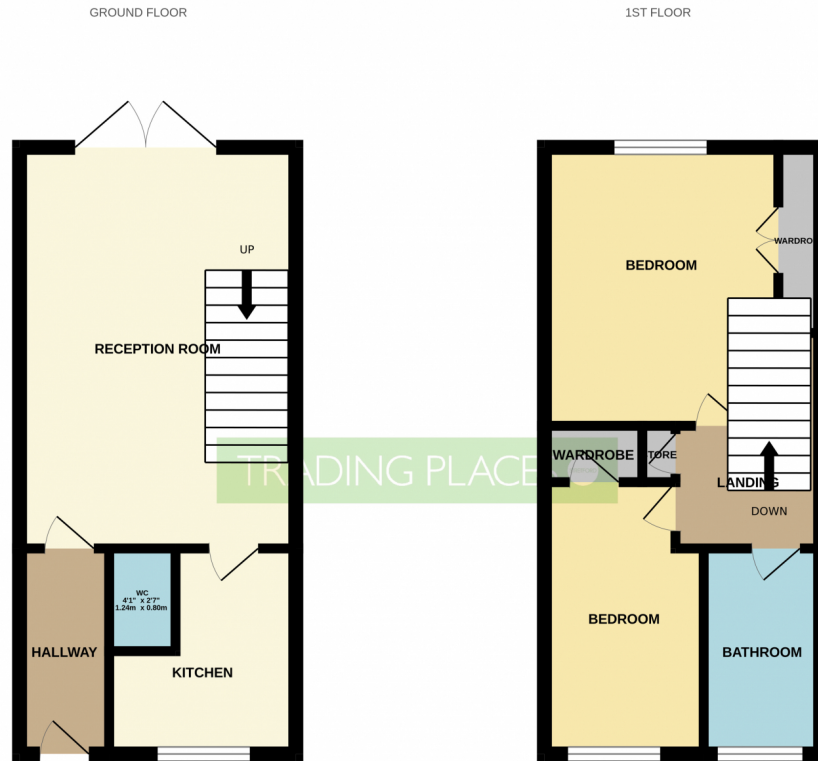
- **Bathroom**

1.5m x 2.6m

Fitted suite comprising of panel bath, pedestal wash hand basin and a low level WC. Part tiled to compliment. UPVC double glazed window. Radiator.

- **Outside**

Patio area to the rear, privately enclosed.



TRADING PLACES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Stretford, M32



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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