



 **3**  
Bedrooms

 **1**  
Bathroom









**SUPERBLY APPOINTED THREE BEDROOM FAMILY SEMI DETACHED IN MOVE IN CONDITION IDEAL FOR ANY FAMILY.**

**TRADING PLACES** are pleased to have on the market this beautifully presented, well maintained accommodation which briefly comprising:- entrance hall, through reception/dining room, modern style kitchen with integrated appliances. To the first floor there are two double bedrooms and a single bedroom. Modern newly fitted family bathroom suite.

Externally:- Driveway to the front and a great size rear garden with family entertainment area in the form of a 'Tiki Bar'.

Located in the ever popular Lostock Area with good local amenities and popular schools with great transport links including Stretford Metro-link and the M60 Motorway network.

Early viewing essential to appreciate this lovely property.

#### **ENTRANCE HALL**

Entrance door with windows above and to side. Staircase to first floor. Radiator. Wood floor. Picture rail. Coving to ceiling.

#### **LOUNGE** *6.93m x 3.35m*

Double glazed window to front and rear elevation. Wood floor. Radiator. Feature fireplace. Double glazed double doors to rear garden.

#### **KITCHEN** *2.93m x 4.93m to widest point*

Two double glazed windows. Fitted with a range of white high gloss wall and base units incorporating a 1 1/2 bowl sink unit. Integrated double oven and microwave. Gas hob with chimney style extractor over. Integrated fridge/Freezer. Integrated and plumbed for automatic washing machine. Breakfast bar. Wood floor. Radiator. Door to Tiki bar and rear garden.

#### **LANDING**

Double glazed window to half landing.

#### **BEDROOM ONE** *3.39m x 4.02m*

Double glazed window to front. Radiator. Laminate floor.

#### **BEDROOM TWO** *2.64m x 3.22m*

Double glazed window. Radiator. Laminate floor.

#### **BEDROOM THREE** *2.10m x 2.22m*

Double glazed window. Radiator. Laminate floor.

## **BATHROOM**

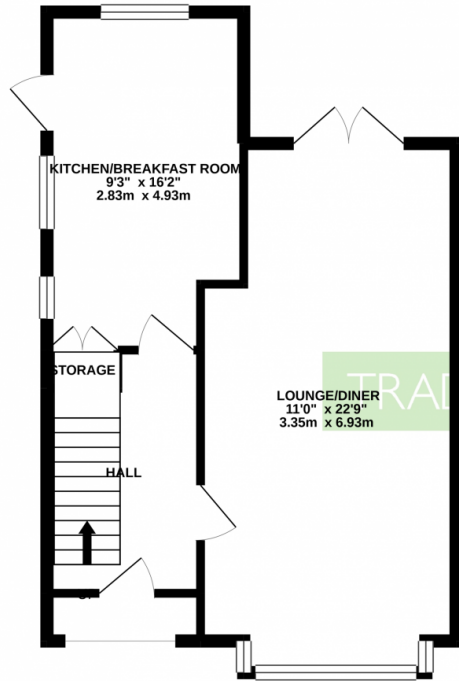
Double glazed window. Fitted suite comprising of panel bath with shower screen and shower over, vanity wash hand basin and low level WC. Tiled to compliment. Double glazed window. Inset ceiling light. Radiator.

## **OUTSIDE**

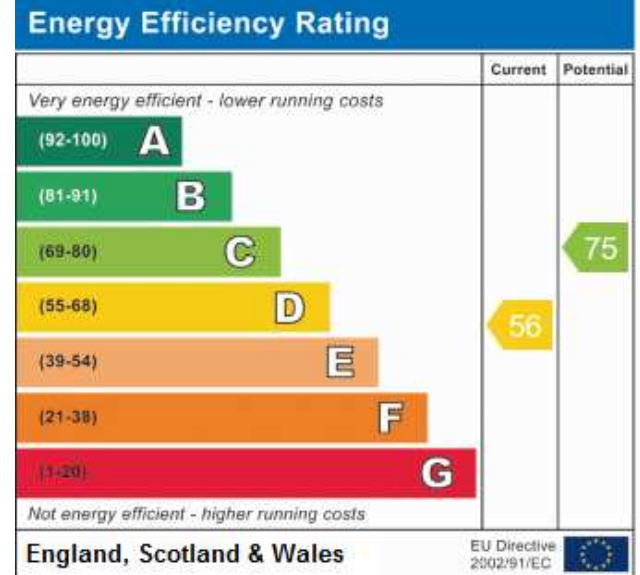
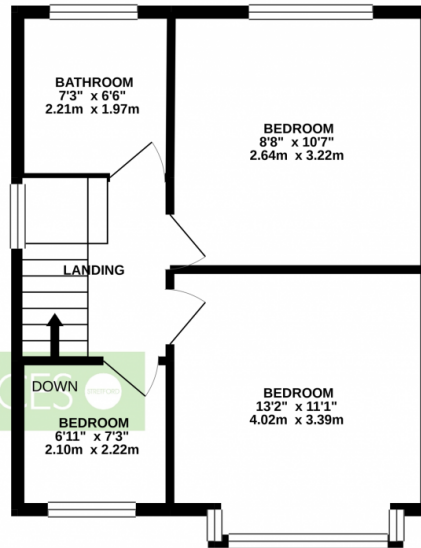
Pressed concrete garden/drive to front providing off road parking with double gates to side opening to Tiki bar area and rear garden which has a raised patio area, lawned garden and is privately enclosed.



GROUND FLOOR



1ST FLOOR



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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