



 4  
Bedrooms

 1  
Bathroom









Welcome to this remarkable 4-bedroom detached property nestled on Edge Lane, an esteemed location in the vibrant neighborhood of Stretford. Boasting excellent condition and an enviable position, this stunning residence offers a plethora of appealing features for a comfortable lifestyle.

### **Location:**

Nestled in Stretford, this property benefits from a prime location that seamlessly combines tranquility and convenience. Edge Lane offers a peaceful residential setting while still providing easy access to a wealth of amenities, making it an ideal choice for families and professionals alike. Commuters will appreciate the property's proximity to major transportation links, including excellent road networks and convenient public transportation options, ensuring easy connectivity to Manchester city center and beyond. Less than a 5 minute walk to the Metrolink.

### **Property Features:**

This impeccable four-bedroom detached property exemplifies the perfect blend of old and new. Stepping inside, you are greeted by a spacious and inviting entrance hall, which sets the tone for the rest of the house. The accommodation includes two reception rooms, a dining area, a kitchen, a conservatory, 3 bathrooms, and four generously sized bedrooms, offering ample space for relaxation and privacy.

The property further boasts a well-appointed kitchen, equipped with appliances and ample storage. The adjacent dining area provides an ideal space for family meals and entertaining guests.

The two living rooms are the true highlight, featuring large windows that flood the space with natural light, creating a warm and welcoming ambiance. The room offers ample space for both relaxation and entertainment, making it the perfect spot to unwind after a long day.

**Externally**, this property does not disappoint. A well-maintained garden surrounds the house, offering a peaceful outdoor sanctuary for enjoying sunny days or hosting social gatherings. Additionally, the property benefits from private parking facilities, ensuring convenience and security for residents and their guests. To the rear, a generous-sized garage. Currently being used for storage, however, can easily house two small cars or be converted into an outbuilding of your choice.

In summary, this exceptional four-bedroom detached property on Edge Lane presents a unique opportunity to reside in a sought-after location. With its convenient proximity to amenities, thriving surroundings, and a well-presented interior, this residence is perfect for those seeking a comfortable and easy lifestyle in Stretford. Don't miss your chance to make this house your dream home!

### **Area Highlights:**

Stretford itself is a thriving suburb that caters to a diverse range of interests and lifestyles. Sports enthusiasts will be delighted by the proximity to Old Trafford, the iconic home of Manchester United Football Club, offering the opportunity to experience the electrifying atmosphere of live matches. For nature lovers, nearby parks such as Longford Park and Victoria Park provide ample green spaces for relaxation and recreational activities.

Stretford also offers an array of shopping and dining options. From trendy boutiques and local shops to large retail centers such as Trafford Centre, residents can indulge in retail therapy and find everything they need within easy reach. The area also boasts a vibrant culinary scene, with an



abundance of restaurants, cafes, and pubs serving a variety of cuisines to suit every palate.

## **Hall**

UPVC double-glazed window to side elevation. Radiator. Dado rail. Cornice. Storage. Stairs first floor.

## **Reception one - ( 18'4 x 14'5 )**

UPVC double-glazed bay window to front elevation. UPVC double-glazed window-to-side elevation. Two radiators. Feature fireplace within the decorative wooden surround. Picture rail. Cornice to ceiling.

## **Reception two - ( 15'6 x 15'0 )**

UPVC glazed window to side elevation. Windows/door into conservatory.

## **Dining room - ( 10'8 x 9'10 )**

UPVC double-glazed side elevation. Door to downstairs w.c. Dado rail. Boiler.

## **Ground floor w.c**

Window to side elevation. Low-level w.c Wash hand basin. Tiled walls.

## **Kitchen - ( 10'8 x 9'6 )**

UPVC double glazed window to rear elevation. The mix of wall base units. Stainless steel sink with drainer and mixer tap. Tiled walls and floors. Door to conservatory.

## **Landing**

Stained glass window to side elevation. Radiator. Picture rail. Loft access.

## **Bedroom one - ( 15'11 x 12'11 )**

UPVC double-glazed window to front elevation. Radiator. Cornice to ceiling.

## **Bedroom two - ( 15'9 x 15'4 )**

UPVC double glazed window to rear elevation. Radiator. Storage. Picture rail. Cornice ceiling.

## **Bedroom three - ( 9'10 x 9'5 )**

UPVC double glazed window to front elevation. Picture rail. Radiator.

### **Bedroom four - ( 9'11 x 9'5 )**

UPVC double glazed window to rear elevation. Radiator. Conricker to ceiling.

### **Bathroom**

UPVC double-glazed frosted window to side elevation. Radiator. Fitted suite comprising of panel bath with shower. Wash hand basin. Low-level w.c

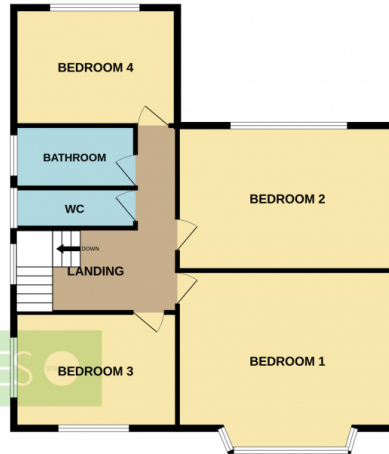
### **Separate w.c**

Window to side elevation. Low-level w.c. Wash hand basin. Half-walled tiles.

GROUND FLOOR  
1234 sq.ft. (114.7 sq.m.) approx.



1ST FLOOR  
920 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA : 2154 sq.ft. (200.1 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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