



3

Bedrooms



1

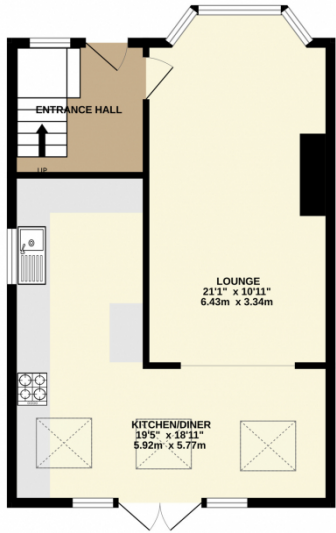
Bathroom



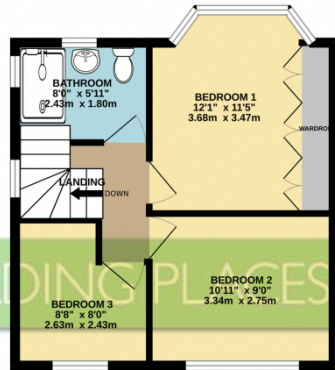


A FANTASTIC FAMILY HOME! STUNNING REAR GARDEN WITH A DETACHED LODGE! TRADING PLACES ESTATE AGENTS are thrilled to offer for sale this extended and much improved three bedroom semi-detached property located in a popular Peel Green position. With easy access to the M60 motorway network, access to Irlam and Urmston along with the Trafford Centre being situated close by. The property accommodation comprises entrance hallway with tiled floor and glass balustrade, bay-fronted through lounge again with tiled floor, extended fitted kitchen/diner/family room with underfloor heating and double doors out to the rear garden. First floor landing, three bedrooms and a fitted family bathroom suite with underfloor heating. The property is gas central heated and double glazed. Also the property benefits from having solar panels providing cheaper energy bills!!!! Externally there is ample parking to the front whilst to the rear there is a generous artificial grass area, granite stone patio and composite decking leading to a detached lodge which has the supply of power and lighting, large workshop again with power and lighting. Not overlooked to the rear. The property is ideally offered with NO VENDOR CHAIN!

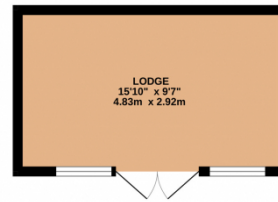
GROUND FLOOR
523 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.




OUTSIDE
152 sq.ft. (14.1 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	83
(69-80) C		
(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: Wilfred Road, Peel Green, Eccles, M30

