



 3

Bedrooms

 1

Bathroom





TRADING PLACES are pleased to have available this three bedroom end semi-detached property which benefits from double glazing and gas central heating. Briefly the accommodation comprises of entrance hall, lounge and fitted kitchen / diner, whilst to the first floor there are three bedrooms a bathroom and a separate WC. Outside: Garden to front and rear.

Solar panels to the rear of the property which are fully owned by the vendor. Details are available upon request

The property is situated in a much sought after location of Stretford not far from Manchester City Centre, short walk to Stretford Metrolink and Stretford Mall. Alternatively public transport /short car journey to The Trafford Centre and Media City.

- **Entrance hall**

UPVC double glazed window to front elevation. Staircase to first floor. Single panel gas central heating radiator. Gas meter. Alarm box.

- **1.8m x 3.6m**

- **Lounge**

4.0m x 4.1m

UPVC double glazed window to front elevation. Carpet. Double panel gas central heating radiator. Gas fire place.

- **Kitchen**

2.4m x 2.7m

UPVC double glazed window. Fitted with a range of wall and base units incorporating a sink unit. Space for washing machine and a fridge/freezer. Side door to garden. Access to dining room.

- **Landing**

- **Bedroom one**

3.1m x 3.5m

- UPVC double glazed window to front elevation. Single panel gas central heating radiator. Carpet. Built in wardrobes.

- **Bedroom two**

2.6m x 3.1m

UPVC double glazed window to rear elevation. Single panel gas central heating radiator. Carpet. Built in wardrobes.

- **Bedroom three**

2.3m x 2.6m

UPVC double glazed window to front elevation. Single panel gas central heating radiator. Carpet.

- **Bathroom**

1.6m x 2.7m

UPVC double glazed frosted window to rear elevation. Fitted suite comprising of panel bath with shower over and pedestal wash hand basin. Airing cupboard housing boiler.

- **W.C**

- **0.9m x 1.7m**

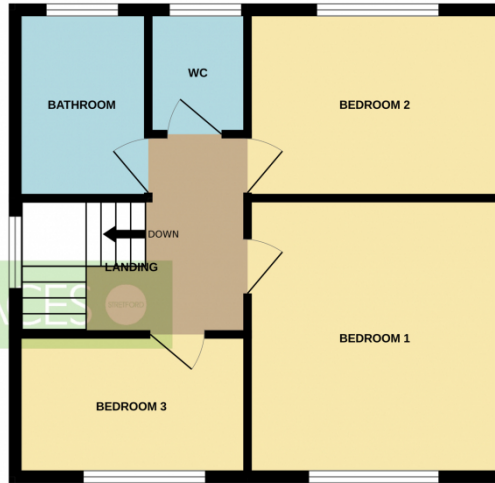
- Carpet. UPVC frosted double glazed window. Low level W.C.

- **Entrance hall**

UPVC double glazed window to front elevation. Staircase

GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.

1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 983 sq.ft. (91.4 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			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	81	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 