



 3
Bedrooms

 2
Bathrooms





**** NO CHAIN ****

TRADING PLACES is pleased to have this spacious three-bedroom house which benefits from double-glazed windows throughout. Briefly, the property comprises two reception rooms and a kitchen. On the first floor, there are three spacious bedrooms and the family bathroom and separate w.c. To the rear of the property, there is a large garden and to the front, there is a driveway that can fit up to two cars. The property is situated just a short walk to Humphrey Park train station, within walking distance to local schools and Stretford Mall. With only a short car journey to M60 and surrounding areas such as The Trafford Centre and Media City.

Hallway - 1.8m x 3.4m

Laminate floors. Radiator. UPVC double-glazed frosted window. Storage under stairs. Carpet on stairs.

Reception 1 - 3.4m x 4.0m

Carpet. UPVC double-glazed bay window. Radiator.

Reception 2 - 3.8m x 4.5m

Carpet. UPVC double-glazed window. Tv point. Spotlights.

Kitchen - 2.4m x 3.7m

Laminate floors. UPVC back door. A mix of wall and base units. Oven. 4 Ring gas hob. Stainless steel sink with mixer tap. Boiler. Space for white goods. Splashback. Extractor fan.

W.C - 0.8m x 1.5m

Laminate flooring. UPVC double-glazed window. Low-level w.c.

Bedroom 1 - 3.4m x 4.2m

Carpet. UPVC double-glazed window. 1 Radiator.

Bedroom 2 - 2.8m x 3.8m

Carpet. UPVC double-glazed window. 1 Radiator.

Bedroom 3 - 2.5m x 2.9m

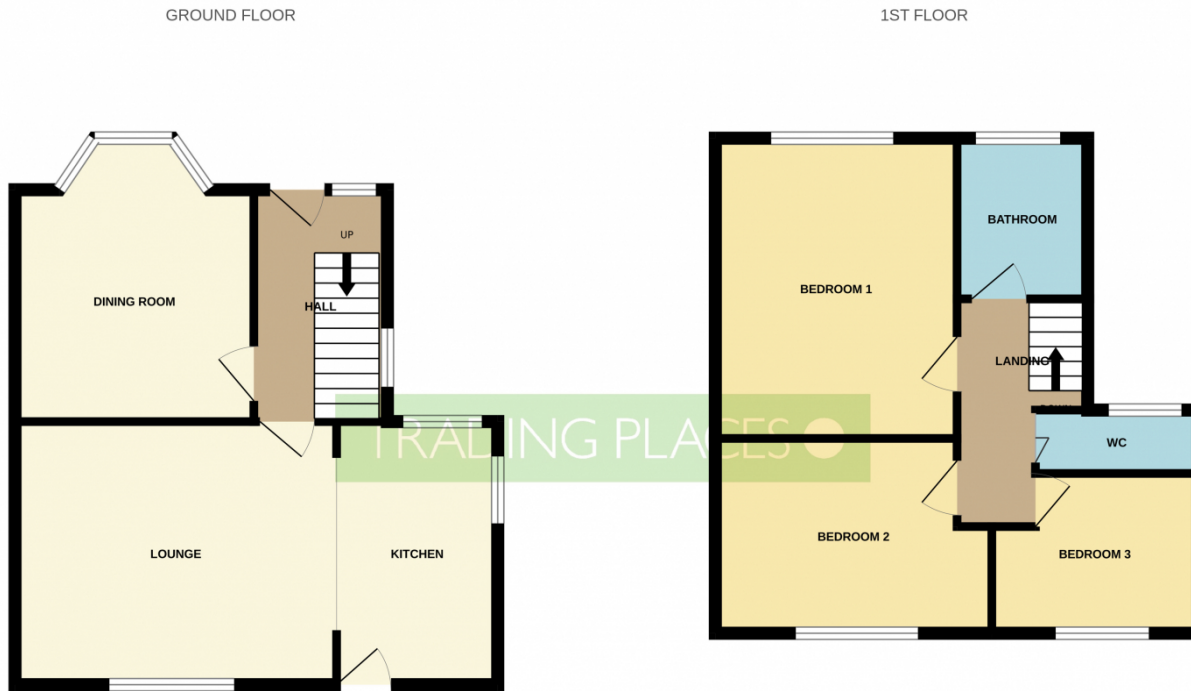
Carpet. UPVC double-glazed window. 1 Radiator.

Bathroom - 1.8m x 2.3m

Laminate floors. Bathtub with shower overhead. Vanity wash hand basin. UPVC double-glazed frosted window. Extractor fan. Storage cupboard.

Externally:

To the front is a paved driveway with parking for up to 2/3 cars. To the rear is a large lawned garden surrounded by bushes and fencing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(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 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.
Made with Metropix ©2023

