



 3

Bedrooms

 1

Bathroom





Trading Places proudly presents this charming three-bedroom semi-detached house, perfect for comfortable family living. As you step inside, an elegant hallway welcomes you, leading to the spacious living room, which is filled with soft, natural light streaming through the large bay window. Adjacent to the living room, you'll discover a stunning open-plan dining and kitchen area, blending style and functionality seamlessly.

The kitchen boasts sleek hardwood countertops and a combination of modern wall and base units, while the generously sized dining room features patio doors that open up to a well-maintained garden, providing a perfect setting for outdoor enjoyment.

Moving to the first floor, you'll find a modern family bathroom with a bathtub and three generously proportioned bedrooms. These bedrooms offer ample space for children, guests, or even a home office, and large windows allow plenty of natural light to fill the rooms.

At the rear of the property, a lovely privately enclosed garden awaits, offering an ideal space for relaxation and spending quality time with family and friends on sunny summer days. In the front, a tarmac driveway provides ample parking space for your car.

Situated in the heart of Stretford, on the sought-after and picturesque Kings Road, this property enjoys a desirable location. It's conveniently positioned within easy walking distance of both Stretford and Old Trafford Metrolink Stations, granting direct access to Altrincham, Manchester City Centre, and Media City. Additionally, the popular Longford Park is just a one minute walk away with a pathway just across the road.

Hall - 1.8m x 5.9m

Wooden floorboards. Lino flooring. UPVC double-glazed windows. Radiator. Carpet on stairs. Ample storage under stairs. Boiler.

Reception room - 3.6m x 4.2m

Wooden floorboards. UPVC double-glazed bay window. Radiator. Double doors leading to the dining room. Door to hallway. Log burner with fireplace surround. TV point. Storage space.

Dining room - 3.7m x 4.0m

Wooden floorboards. Two radiators. UPVC double glazed french doors to rear garden. double doors leading to the kitchen and a set of double doors leading to the reception room.

Kitchen - 2.1m x 3.9m

Wooden floorboards. Radiator. UPVC double-glazed windows. Hardwood countertops. A mix of wall and base units. Four-ring gas hob/electric oven with extractor fan above. Integrated fridge/freezer. Dishwasher. White splashback tiles. White ceramic sink with mixer tap and single drainer.

Landing - 2.1m x 2.3m

Wooden floorboards. Loft access. Carpet on stairs. UPC double-glazed frosted window. Access to all first floors rooms.

Bathroom - 1.8m x 2.1m

Partly tiled walls. Tiled floors. Low-level w.c. Wash hand basin. Heated ladder-style towel rail. Bathtub with shower overhead. Foldable glass shower screen. UPVC double-glazed frosted windows. Splash back tiles. Toiler roll holder. Extractor fan.

Bedroom one - 3.3m x 5.0m

Wooden floorboards. Radiators. UPVC double-glazed bay window. Space for storage.

Bedroom two - 3.3m x 3.4m

Wooden floorboards. Radiator. UPVC double-glazed windows overlooking the rear garden. Spotlights. Space for storage.

Bedroom three - 2.2m x 3.0m

Wooden floorboards. Radiator. UPVC double-glazed windows. Custom wall-to-wall desk. Space for storage.

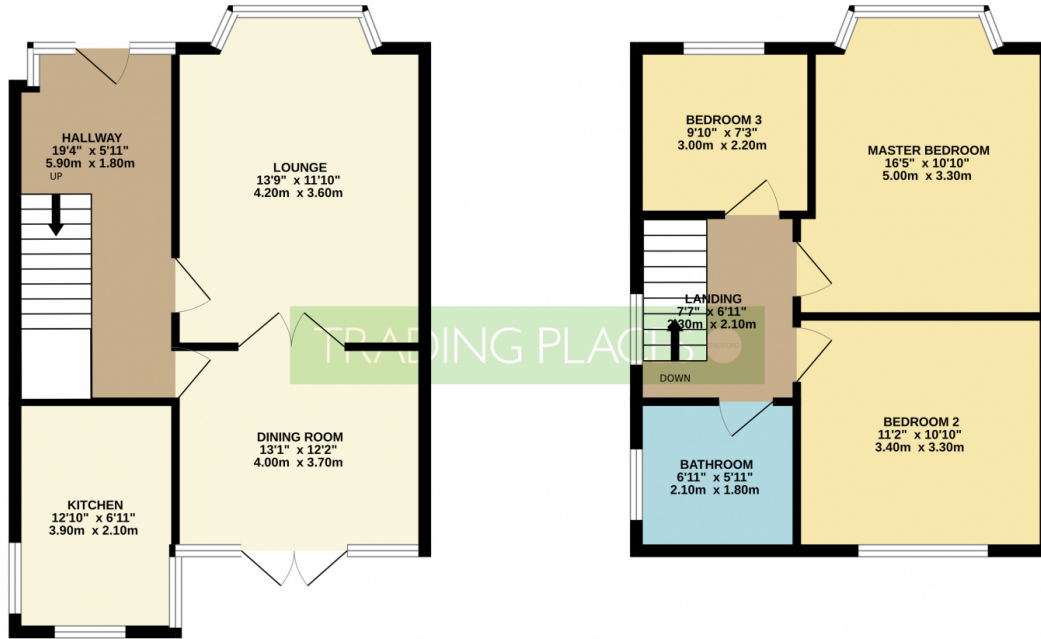
Externally.

To the front, there is a small maintainable garden. Paved driveway for up to two cars. Side access to rear.

To the rear, a large garden space is perfect for keen gardeners, families, or those looking for some more outside space. Paved areas are perfect for catching the afternoon sun. Outbuilding with plumbing and electric. Currently housing white goods.


GROUND FLOOR

1ST FLOOR



TRADING PLACES

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
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	84
(69-80)	C	71
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Kings Road, Stretford, M32

