



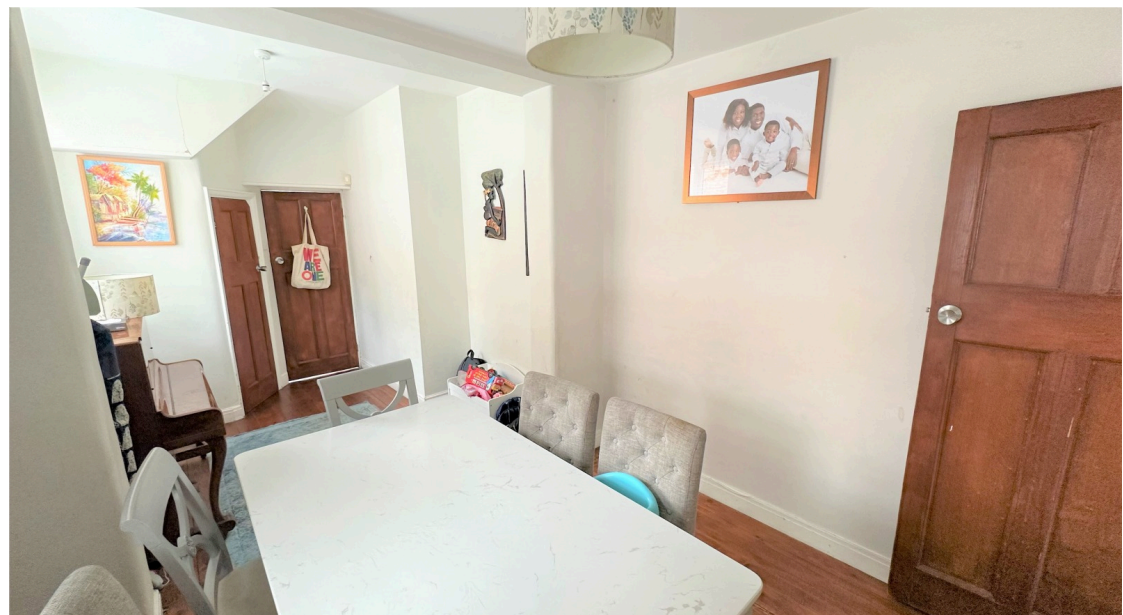
 3

Bedrooms

 2

Bathrooms











Welcome to Lostock Grove, Stretford!

Nestled in a tranquil and friendly neighborhood, this stunning 3-bedroom semi-detached property offers the perfect blend of modern convenience and comfortable living. As you approach the front garden, the off-road parking immediately welcomes you, ensuring you always have a convenient spot waiting for you.

Step inside, and you'll be captivated by the bright and inviting open-plan lounge, featuring a sliding door that seamlessly connects you to the rear garden, flooding the room with natural light and creating a harmonious indoor-outdoor flow.

The generous dining room is a delightful space, perfect for hosting memorable gatherings with friends and family. For added convenience, there's a separate w.c tucked away neatly under the stairs, providing practicality without compromising on style.

The kitchen is a delight, boasting ample space and integrated appliances, making meal preparations a breeze. Cooking and entertaining become a pleasure in this well-designed space.

Upstairs, you'll find three cozy bedrooms, each offering its unique charm, perfect for restful nights. The family bathroom features modern amenities to indulge in a soothing bath or a refreshing shower.

Beyond the boundaries of the house lies a hidden gem - a large private lawned garden at the rear. Here, you'll find the perfect space for outdoor play, gardening, or simply unwinding after a long day.

Stretford is a vibrant and sought-after area with an abundance of amenities nearby. From excellent schools to leisure facilities and parks, everything you need is within easy reach. The local community is warm and welcoming, offering a true sense of belonging.

With its convenient location, excellent transport links, and a wealth of local attractions, buying in Stretford is a smart investment choice.

### **Hallway**

Wall-mounted radiator. Ceiling light point. Entrance door to the front.

### **Lounge**

6.4m x 3.4m

Double glazed bay-window to the front. Ceiling light point. Wall-mounted radiator. Patio doors to the rear.

### **Dining Room**

Ceiling light point. Wall-mounted radiator. Double glazed windows to the side.

### **Kitchen**

3.4m x 2.7m

Space for white goods. Ceiling light point. Double glazed window to the side and rear. Wall range of fitted wall and base units incorporating worktops. Integrated hob and oven. Wood door to the side.

### **Landing**

Double glazed window to the side. Ceiling light point.

### **Bedroom One**

Wall-mounted radiator. Double glazed bay-window to the front. Ceiling light point.

### **Bedroom Two**

2.7m x 3.3m

Wall-mounted radiator. Ceiling light point. Double glazed window to the rear.

### **Bedroom Three**


2.0m x 2.1m

Ceiling light point. Wall-mounted radiator. Double glazed window to the front.

### **Externally**

To the rear there is a laid to lawn garden Whilst to the front there is off-road parking.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: Lostock Grove, Stretford, M32

