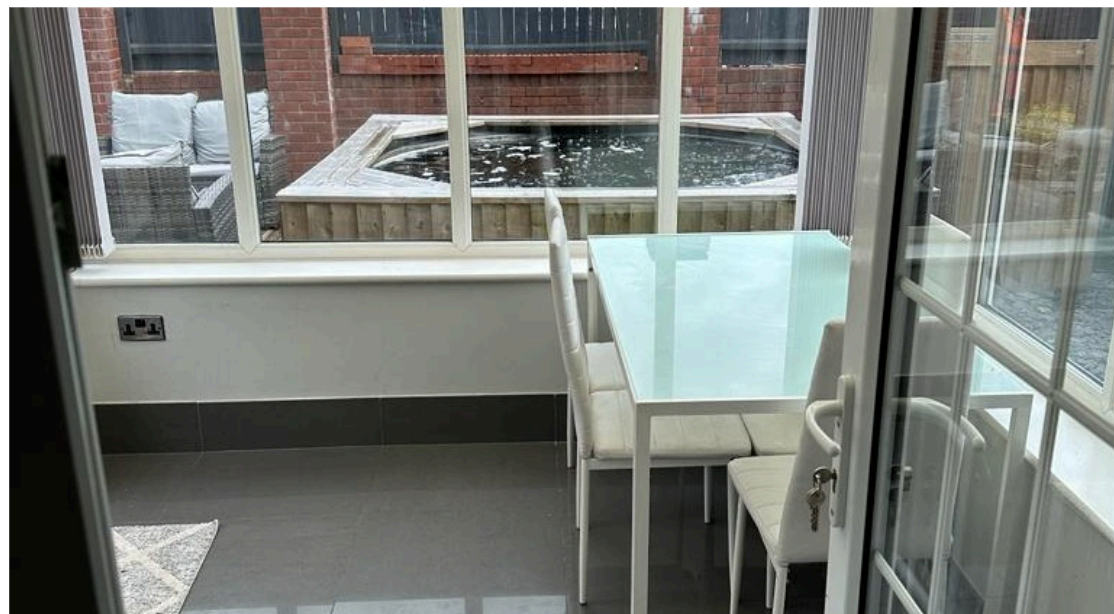
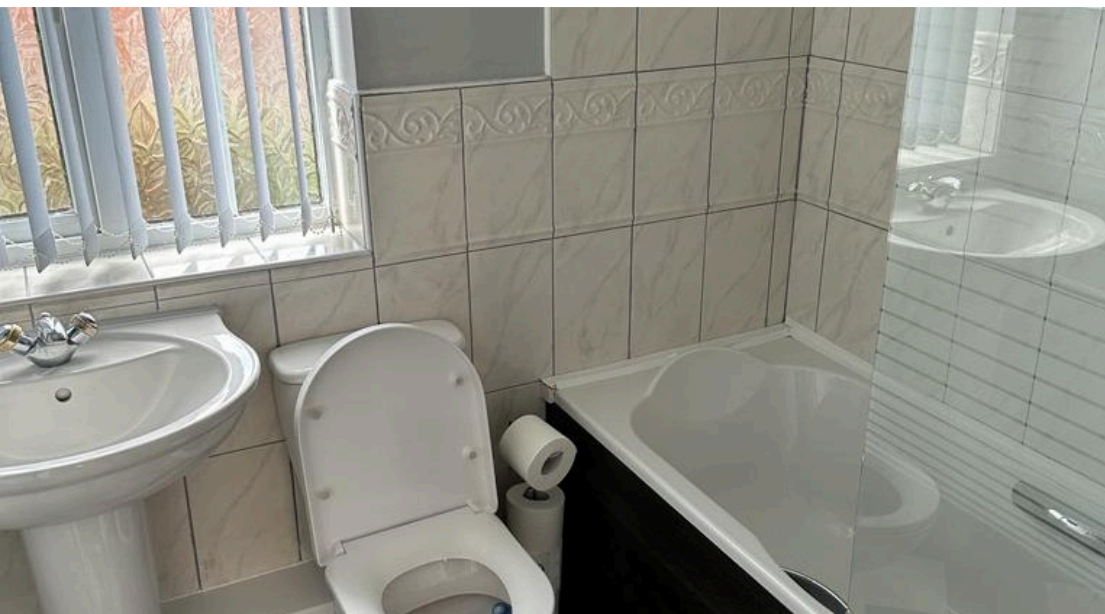




 4
Bedrooms

 3
Bathrooms





Welcome to this charming four bedroom house for sale. With a wonderful blend of classic design and modern amenities.

Situated in a sought after neighbourhood, the exterior exudes curb appeal with its well maintained landscaping and inviting front porch. Step inside to discover a thoughtfully laid out main floor, featuring a cozy living room and a spacious kitchen with updated appliances and an adjoining dining area. Separately, there is a modern style conservatory perfect for entertaining.

To the first floor you will find four well appointed bedrooms, each offering ample space and natural light. The master bedroom boasts with an ensuite bathroom. The remaining bedrooms are versatile and can be used as guest rooms, home offices or nurseries. The house also includes a family bathroom featuring a bath with an overhead shower offering accessibility to the whole family.

To the rear, a lovely backyard awaits, complete with decking perfect for gatherings and relaxation in those summer months. With its convenient location, comfortable layout, and modern style, this house presents an excellent opportunity for creating cherished memories in a new home!

Hall

Radiator. Access to ground floor rooms.

W/C

Sink. Radiator. UPVC double glazed window. Toilet.

Kitchen *2.82m x 4.23m*

Space for washing machine. Integrated hob / oven with extractor fan. Double sink dryer.

Livingroom *3.51m x 4.94m*

Radiator. UPVC double glazed window. Double doors to conservatory. Wooden flooring.

Conservatory

Tiled flooring.

Bedroom 1 *2.0m x 2.30m*

UPVC double glazed window. Radiator.

Bedroom 2 *3.33m x 2.84m*

UPVC double glazed window. Radiator. Built in storage.

Bedroom 3 *2.93m x 2.84m*

UPVC double glazed window. Radiator. Built in storage.

Bathroom *2.0m x 1.71m*

All tiled. W/C. Sink. UPVC double glazed frosted window. Bath with overhead shower

Bedroom 4 *4.50m x 3.88m*

UPVC double glazed window. Radiator. Built in storage.


Ensuite *2.49m x 2.0m*

UPVC double glazed frosted window. Shower. W/C. Sink.

TRADING PLACES

Asking Price £350,000
Marland Way, Stretford, M32 0NP



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	69	
(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: Stretford, M32

