



 3
Bedrooms

 1
Bathroom





**** NO CHAIN **** - Occupying a favored position within the popular Granby Road on the outskirts of Stretford.

We are pleased to bring to market for the first time in 65 years this spacious 1930s Semi-Detached property. Set in a wonderful location, we are pleased to bring to the market this well presented, bay fronted three bedroom 1930s semi-detached family home.

*** Now requiring updating and modernisation ***

This property is within walking distance to Longford Park, Metrolink and Chorlton village. Briefly comprising of an Porch, entrance hall, lounge, diner, kitchen, and utility room. To the first floor there are three bedrooms and a family bathroom and separate W.C. .Externally:- Surrounding well maintained gardens with mature shrub borders. Driveway leading to detached garage. Windows are all UPVC and in good condition, boiler is 3/4 years old and has been serviced annually.

Hall

2.4m x 4.3m

Porch. Wooden floor boards. Radiator. Understairs storage. Dado rail.

Reception Room

4.1m x 3.9m

Wooden floor boards. Gas fire with original frame. UPVC double glazed bay window. Radiator.

Reception Room Two

4.8m x 3.9m

Wooden floor boards. Feature fireplace. Picture rail. Cornice. Access to conservatory.

Kitchen/Diner

5.7m x 2.5m

Three UPVC double glazed window. Laminate floors. White splash back tiles. Wall base units. Side door to driveway. sink. Boiler.

Conservatory

3.7m x 2.7m

UPVC double glazed. French doors to rear garden.

Landing

2.1m x 2.5m

UPVC double glazed frosted window. Access to all first floor rooms. Dado rail.

W.C

Low level W.C. UPVC double glazed window. Tiled.

Bathroom

1.7m x 2.6m

Stand alone sink. Fully tiled walls. Radiator. Towel rail. UPVC double glazed frosted window. Bath with shower overhead. Storage cupboard.

Bedroom One

3.5m x 4.3m

UPVC double glazed bay window. Radiator.

Bedroom Two

2.9m x 3.6m

Radiator. UPVC double glazed window. Fitted wardrobes. Picture rail.

Bedroom Three

2.4m x 2.5m

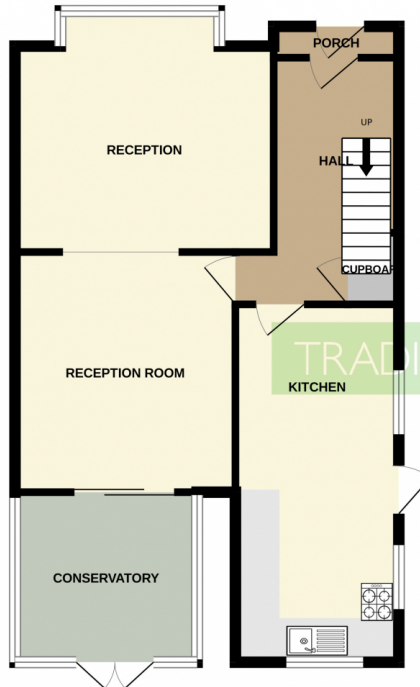
Radiator. UPVC double glazed window.

Leasehold: 999 years from year of build. Built in 1930s.

TRADING PLACES

Asking Price £399,000
Granby Road, Stretford, M32 8JL

GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.




1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TRADING PLACES

TOTAL FLOOR AREA: 1100 sq.ft. (102.2 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.
Made with Metropia ©2023

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(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

