



 4  
Bedrooms

 2  
Bathrooms





**\*\* SOLD WITH NO CHAIN \*\***

Trading Places are pleased to welcome this beautifully presented four-bedroom detached house for sale.

This exceptional, newly constructed detached property boasts four bedrooms and two well-appointed bathrooms.

The ground floor of this home comprises of an inviting entrance giving access to a well-lit lounge with a bay window. An impressive open plan kitchen dining area with sliding patio doors that gives access to the garden. There is also a convenient W/C providing accessibility for the family and guests. Ascending to the first floor, you will find three well proportioned bedrooms and a main shower room with a contemporary three-piece suite. The second floor offers a fourth and final bedroom, the second shower room and a spacious walk-in storage cupboard.

Situated on a highly regarded tree-lined street in the charming neighbourhood of Old Trafford, this stunning residence is perfect for families, offering a wealth of space and versatility across three floors. Strategically positioned, this property is just a short stroll away from local amenities and excellent transportation options, including the Firwood Metro station. This location provides rapid access to both Chorlton Village and the City Centre, making it ideal for those seeking convenience.

Additionally, the property features convenient off-road parking, ample space for two vehicles and an enclosed rear garden which features a lush lawn and a stone-flagged patio area.

Viewings are highly recommended to appreciate this lovely property! Ring Trading Places today on 0161 865 9220 to arrange your appointment.

**\*\*For further peace of mind the property is sold with a Professional Consultants Certificate (PCC) build warranty\*\***

### **Hall**

Composite door. 1 double glazed window. 1 radiator.

### **Reception 1** *3.73m x 3.28m*

1 double glazed window. 1 wall mounted radiator.

### **W/C**

1 double glazed window. 1 silver towel rail. W/C. Wash basin. Tiled flooring.

### **Kitchen / diner** *4.52m x 4.32m*

1 wall mounted radiator. Patio doors to garden. Tiled flooring. 1 double glazed window. Spotlights. Mixer tap sink. Gas hob. Electric oven.

**Bedroom 1** 4.32m x 3.73m

**Bedroom 2** 3.30m x 1.85m

**Bedroom 3** 3.29m x 2.33m

**Bathroom** 1.88m x 2.74m

Waterfall showerhead. Spotlights. Fully tiled. Silver wall mounted radiator. Sink with vanity.

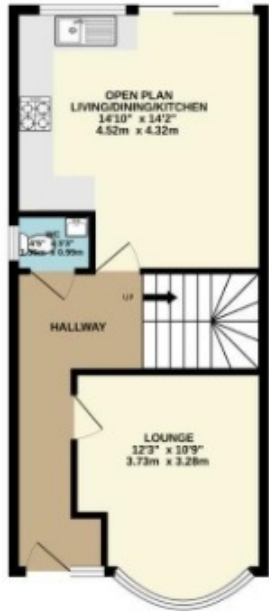
**Bedroom 4** 4.32m x 4.03m

1 velux window. 1 double glazed window. 1 radiator.

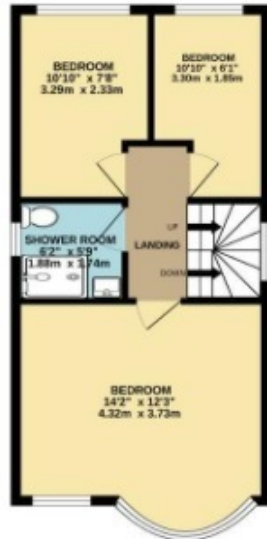
**Bathroom 2** 1.44m x 2.42m

1 velux window. Waterfall showerhead. Extractor fan. Fully tiled.

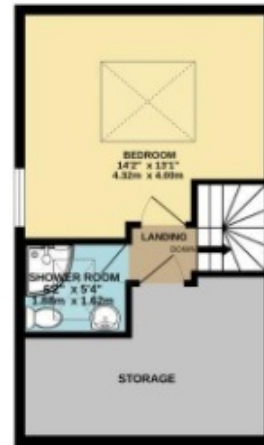
GROUND FLOOR  
481 sq ft. (44.8 sq.m.) approx.



1ST FLOOR  
408 sq ft. (37.8 sq.m.) approx.



2ND FLOOR  
345 sq ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 1210 sq ft. (112.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, spaces 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 is given as to their operability or efficiency (as far as given).  
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