



 3

Bedrooms

 2

Bathrooms





Welcome to this charming 3-bedroom semi-detached property located on Granby Road in the sought-after area of Stretford, Manchester. This home offers a blend of character and potential, with a fantastic-sized garden, off-road parking, and a detached garage to the rear.

As you enter the property via a brick storm porch you'll be greeted by an inviting atmosphere. The ground floor features a spacious living and dining room, perfect for relaxing or entertaining guests. The kitchen is functional and awaits your personal touch to make it your own. Upstairs, you'll find three well-proportioned bedrooms, providing ample space for the whole family. As well as a family bathroom with a separate w.c. The house is fully alarmed and has gas central heating throughout. New boiler has been recently installed by British Gas

One of the highlights of this property is the generous garden, offering a great space for outdoor activities, gardening, or simply enjoying the fresh air. The off-road parking ensures convenience, while the detached garage provides additional storage or could be converted into a workshop or home office.

Stretford is a vibrant and thriving area that has experienced significant development and improvements in recent years. With its proximity to Manchester city centre, excellent transport links, and a range of local amenities, it has become a popular choice for families and professionals alike. Stretford Mall, nearby schools, parks, and recreational facilities are all within easy reach, making it an ideal location for a balanced lifestyle.

Furthermore, the ongoing work in Stretford has made it an even more desirable place to live. The town has seen various regeneration projects, including the transformation of the Stretford Mall and the development of new residential areas. These initiatives are enhancing the overall appeal of the area, making it an exciting time to invest in property here.

To summarise, its spacious garden, off-road parking, and detached garage, this home offers both comfort and potential. Embrace the chance to create your ideal living space while enjoying the amenities and improvements of the vibrant Stretford community. Contact us today to arrange a viewing.

The Property:

Hall - 2.3m x 4.2m

Entrance is via a brick storm porch. Carpet, UPVC porch, Dado rail, Picture rail, Radiator, Hive central heating, Downstairs w.c.

Lounge - 4.0m x 4.7m

Carpet. UPVC double-glazed bay window. Radiator. TV point. Cornice.

Dining room - 3.8m x 4.2m

Carpet. UPVC double-glazed window. Dado rail. Wall-mounted fireplace. Radiator. French door leading to rear garden. TV Point.

Kitchen - 2.5m x 5.8m

Lino floors. Three UPVC double-glazed windows. Side door to driveway. Wall Base units. Stainless steel sink with drainer and mixer tap. Space plumbing for white goods. Splash back tiles. Radiator.

Landing - 2.5m x 3.1m

Carpet. UPVC double-glazed window. Dado rail.

Bedroom 1 - 3.7m x 4.7m

Carpet. Radiator. UPVC double-glazed bay window.

Bedroom 2 - 3.3m x 3.6m

Carpet. UPVC double-glazed window. Radiator. Fitted wardrobes. Picture rail. Overlooking rear garden.

Bedroom 3 - 2.5m x 2.8m

Carpet. Radiator. UPVC double-glazed window. Picture rail.

Bathroom - 1.6m x 2.4m

UPVC double-glazed frosted window. Lino floors. Tiled walls. Carronite bath with shower over. Armitage Shanks pedestal hand wash basin. Radiator.

W.C. - 0.8m x 1.7m

Tiled. UPVC double-glazed window. Low-level w.c.

Externally

Driveway: Security lighting to the driveway. Also a full height iron security gate.

Rear Garden : Security lighting to the rear garden. Garden offers a high degree of seclusion. Garden is bound by wood panel fencing. Paved patio area leading to a fantastic-sized garden. Garage Brick built 20'0" x 10'0": Metal up and over door with power and lighting

GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TRADING PLACES

TOTAL FLOOR AREA: 1006 sq.ft. (93.5 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.
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