



 4
Bedrooms

 2
Bathrooms





Rare Edwardian Gem in Longford Park area with the Charm of Modern Upgrades!

Welcome to this splendid family residence nestled in the coveted Longford Park neighbourhood of Stretford. This spacious standalone home exudes timeless elegance and boasts a range of original features that blend seamlessly with modern upgrades.

As you step inside, you'll be greeted by a spacious entrance hall adorned with exquisite Victorian tiles, setting the tone for the character that runs throughout the house. The lounge area features stunning, stain glass double-glazed windows that flood the space with natural light, accentuating the wood-burning fireplace, perfect for cozy evenings.

The heart of this home lies in its open-plan living and dining area, complete with ornate coving and original features, a testament to the home's Victorian heritage. The bifold doors lead to a well-appointed kitchen with a beautifully tiled stone floor. The kitchen not only offers modern convenience but also retains its charming character. A wooden stable door leads to a utility room, adding to the practicality of daily living.

Upstairs, four spacious bedrooms await, each offering comfort and tranquillity. The generously sized family bathroom is a true sanctuary, boasting both style and functionality.

Outside, this corner plot gem features lush gardens on three sides, providing a serene and private retreat. The driveway leads to a brick built garage, equipped with cork tile flooring and currently used as a guest bedroom / office with its own WC.

This residence not only celebrates its historical roots with cast iron radiators and original coving but also integrates modern comforts for today's lifestyle. With its excellent proximity to schools, transportation options, and the vibrant Chorlton town centre less than a mile away, this home promises a unique and convenient living experience.

Don't miss the opportunity to make this meticulously maintained residence your own!

Entrance Hall

Victorian tile upon entrance. Seagrass carpet runner. Cast Iron radiator. Wood panelling walls and ceiling. UPVC grey double glazed door and window. Storage understairs.

Reception Room 3.63 x 4.09

UPVC Bay window with double glazed stain glass to front elevation. Wood floor. Cast iron radiator. Wood burning fire. Coving. Tv point. Open plan into the dining room. Hatch to the kitchen.

Dining Room 3.63 x 4.36

Continuation of Wood floor. Cast iron radiator. Double bifolding door to the garden. Coving.

Kitchen 3.55 x 4.33

Tile stone floor. UPVC double glazed window. UPVC door to the rear garden. Stainless steel one and a half sink with drainer and mixer tap. A mix of original wall base units. Bosch Intergrated dishwasher and electric oven, with 4 ring gas hob. Ample storage. Tiled splash-back . Stable door to utility room.

Utility Room 1.89 x 2.12

Continuation of stone tile floor. Two UPVC double glazed windows. Gas Boiler. Wall mounted radiator. Plumbing and space for a washing machine, dryer and a fridge freezer. Counter top storage.

Master Bedroom 4.09 x 3.68

Wood floor. UPVC double-glazed bay window. Wall mounted radiator. Skirting. Original fireplace

Bathroom 3.89 x 1.69

Tiled floor and part tiled walls. UPVC double-glazed frosted window. Low-level w.c. Hand basin with mixer tap. Freestanding bathtub with mixer tap. Walk in shower cubicle. Wall mounted mirror. Spotlights. Cast iron radiator.

Bedroom 2 3.70 x 4.38

Natural colour siscu carpet. Cast iron radiator. UPVC double-glazed window over looking the rear garden.

Bedroom 3 4.09 x 1.86 (bed area) 2.50 x 3.60 (desk area)

Natural colour siscu carpet. Cast iron radiator. Three UPVC double-glazed windows.

Bedroom 4 3.64 x 2.77

Natural colour siscu carpet. Cast iron radiator. UPVC double-glazed window.

Converted garage 2.35 x 2.65 & 4.59 x 2.60

Cork tile flooring. Insulated kingspan. UPVC double glazed window. Two wooden frame windows. Tongue & Groove wood panelling. Currently being used a guest room / office. Utility Room with Belfast Sink and storage. Quarry floor tiles. Velux sky lights. UPVC door and windows to the garden. Seperate WC.

Garden

Decking with intergrated seating area. Patio area. Stoned area. Access to the converted garage. Laid lawn. Wooden pergola. Small pond. sperate driveway for parking.

History of the area:

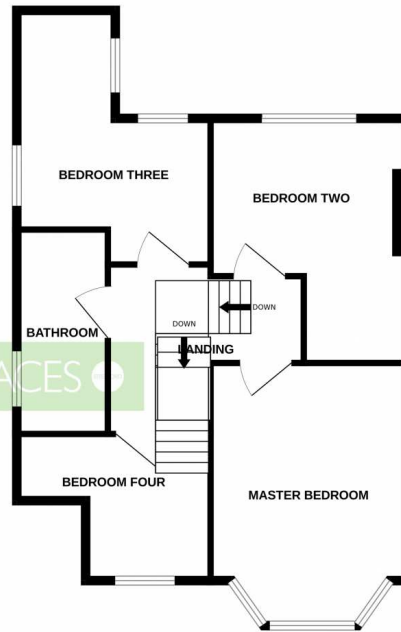
Stretford is a town within the Metropolitan Borough of Trafford, 3.8 miles SW of Manchester City centre. Historically in Lancashire, during much of the 19th century Stretford was an agricultural village known locally as Porkhampton, a reference to the large number of pigs produced for the

nearby Manchester market. Stretford was also an extensive market gardening area. The arrival of the Manchester Ship Canal in 1894, and the subsequent development of the Trafford Park industrial estate in the north of the town - the first planned industrial estate in the world- had a substantial effect on Stretford's growth. By 1901 the population had increased by 40% as people were drawn to the town by the promise of work in the new industries at Trafford Park.

GROUND FLOOR



1ST FLOOR



82 NORWOOD ROAD, STRETTFORD, MANCHESTER, M32 8PW

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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