



 **3**
Bedrooms

 **1**
Bathroom





Trading Places are pleased to offer you this fantastic family house for sale

Ample Driveway: As you arrive into the cul-de-sac you'll appreciate the convenience of a generously sized driveway, providing parking space for multiple vehicles.

Lovely Rear Garden: Step into your own private oasis - a beautifully landscaped rear garden, perfect for outdoor gatherings, gardening enthusiasts, or simply unwinding in the tranquil surroundings.

Garage: For those in need of additional storage space or a workshop, the garage offers the ideal solution.

Spacious Living Rooms: The ground floor offers spacious and inviting living rooms, providing the perfect backdrop for family gatherings and entertaining guests.

Kitchen Diner with Stylish open plan Kitchen Living: The heart of the home is the kitchen diner, featuring stylish cabinetry and Velux windows that flood the space with natural light. This area is ideal for casual dining and culinary adventures while entertaining the family.

Three Good Size Bedrooms: Upstairs, you'll discover three generously proportioned bedrooms, each offering comfort and ample space for your family's needs.

Family Bathroom: The family bathroom is designed for relaxation and convenience, featuring a corner bath and a separate gas shower.

Convenient Location: This property is ideally situated near Stretford Tram Station, making commuting a breeze. Excellent local schools are within easy reach, ensuring quality education for your family. Stretford Food Hall offers a diverse range of culinary delights, and Chorlton is just a short distance away for even more dining and shopping options.

Nature Lovers' Paradise: Enjoy the beauty of the outdoors with proximity to the stunning Longford Park and Stretford Meadows, perfect for leisurely walks, picnics, or outdoor activities.

Don't miss the opportunity to make this charming property on Melfort Avenue your forever home. It's a rare find in a sought-after location, offering comfort, convenience, and a touch of elegance. Contact us today to arrange a viewing and discover the endless possibilities that await you in this lovely Stretford residence.

Entrance

Laminated flooring. UPVC double-glazed door to porch. Stained glass wooden front door. Storage understairs. One wall mounted radiator. Doors to reception rooms and kitchen.

Living Room *3.64 x 4.19*

UPVC Bay double glazed window to the front elevation. Laminate floor. One wall mounted radiator. Tv point. Gas fire place and surround.

Kitchen / Dining / Family Room *5.38 x 5.37*

Laminate floor. Spotlights. Three UPVC double-glazed windows. Two Velux skylights. One UPVC door leading to the driveway. Stainless steel one and a half sink with drainer and mixer tap. A mix of wall base units. Integrated dishwasher oven and hob. Ample storage. Open plan to dining / family room. UPVC double glazed doors leading to rear garden. Wall mounted built in shelves. Electric fire. Two wall mounted radiators.

Landing

One UPVC double glazed window. Loft access. Doors leading to bathroom and three bedrooms.

Bathroom *2.37 x 2.24*

Victorian style flooring. Tiled walls. Two UPVC double-glazed frosted windows. Low-level W.C. Hand basin vanity with mixer tap. Corner bathtub with mixer tap. Walk-in shower cubicle. One wall mounted towel radiator.

Bedroom 1 *4.25 x 3.55*

Carpeted. One wall mounted radiator. UPVC double-glazed bay window with stain glass.

Bedroom 2 *3.58 x 3.53*

Carpeted. One wall mounted radiator. UPVC double-glazed window.

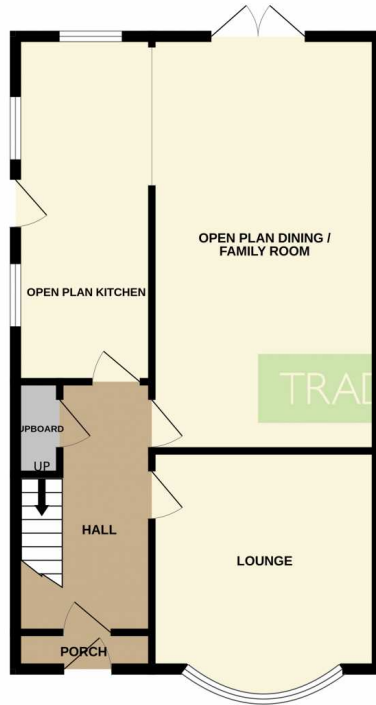
Bedroom 3 *2.26 x 2.41*

Carpeted. One wall mounted radiator. UPVC double-glazed bay window with stain glass.

Garden

Two patio areas. Large laid to lawn area. Garage. Shed. Privated enclosed. Gate to side drive.

GROUND FLOOR



1ST FLOOR



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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