



 3
Bedrooms

 1
Bathroom





Presenting a charming home with three bedrooms, an end terrace, cellar, and a spacious rear garden in the desirable Cyprus Street area!

No chain! Offering easy access to Victoria Park!

Trading Places is delighted to introduce this splendid family home to the market. This appealing property is beautifully maintained and recently decorated.

Upon entering this well-maintained abode, you'll find an inviting hallway with a staircase leading to the first floor. With a bay-fronted lounge and separate dining room, providing ample living space. The property also boasts a kitchen with generous storage and access to the cellar.

On the first floor, you'll discover three generously proportioned bedrooms and a family bathroom featuring a 3-piece suite. Outside, there's a gated front area, and at the rear, a charming courtyard that leads to a generously sized family garden.

Location: This property enjoys a perfect location with Victoria Park right at your doorstep. It's within walking distance of excellent local schools and Stretford Mall, which now features a new food hall offering a variety of cafes and bars. Additionally, it's just a short stroll to Stretford Metrolink and the Bridgewater Canal, with easy access to the M60 and convenient transportation links to Manchester City Centre.

Hall

1 wall mounted radiator. Carpeted.

Reception 1 *3.35m x 4.53m*

1 double glazed bay window. 1 wall mounted radiator. Carpeted.

Reception 2 *3.54m x 4.24m*

1 double glazed window. 1 wall mounted radiator. Carpeted.

Kitchen *2.73m x 4.34m*

1 double glazed window. 1 wall mounted radiator. Integrated gas hob and electric oven. Extractor fan. Laminate flooring. UPVC back door.

Bedroom 1 *4.58m x 3.57m*

2 double glazed windows. 1 wall mounted radiator. Carpeted.

Bedroom 2 *4.10m x 2.78m*

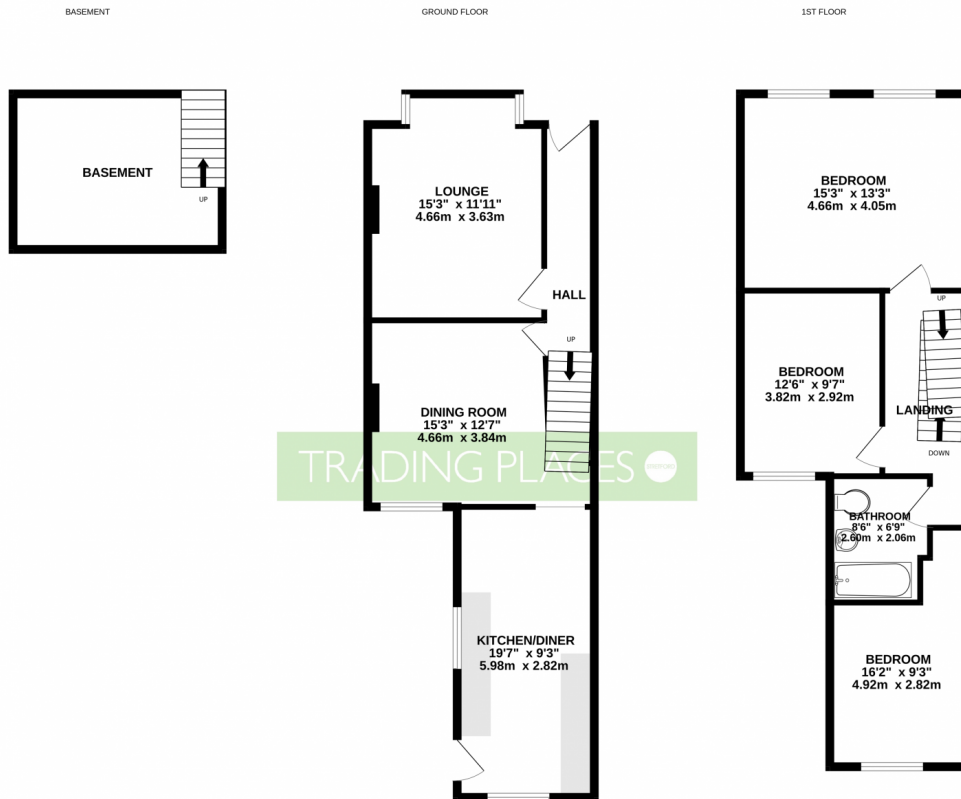
1 double glazed window. 1 wall mounted radiator. Carpeted.

Bedroom 3 *2.60m x 2.47m*

1 double glazed window. 1 wall mounted radiator. Carpeted.

Bathroom *1.69m x 1.74m*

Bath with overhead shower. W/C. Sink. 1 double glazed frosted window. Laminate flooring. 1 wall mounted radiator.



TRADING PLACES

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Stretford, M32

