



 4  
Bedrooms

 2  
Bathrooms





Trading Places takes pride in presenting this cherished, four-bedroom extended semi-detached family home, nestled on the ever-popular Kenwood Road. Just a short stroll away from Longford Park and ideally positioned to savor the continually expanding amenities of both Stretford and Chorlton. In a nutshell, the property features an inviting hallway, a remarkable extended open-plan living and dining area, an extended kitchen, a convenient downstairs WC, a well-designed landing, four generously proportioned bedrooms, a two-piece bathroom suite, and a separate WC. The home is comfortably heated by a gas central heating system and boasts full uPVC double glazing throughout. Out front, you'll find an inviting garden and a driveway leading to the integrated garage. To the rear, this property enjoys a private setting with a wooden decked patio and a predominantly lawned garden, complemented by raised flower beds. A true family haven in every sense of the word.

### **Extended Through Lounge Diner**

Spacious living and dining area with a uPVC double glazed bay window at the front and uPVC double glazed patio doors opening to the rear garden. Features a stylish fire surround with electric fire, hardwood flooring, coved ceiling, spotlights, and three radiators.

### **Extended Kitchen** *2.35m x 6.10m*

An extensive range of fitted wall and base units with a sleek rolled-edge worktop. Includes display cabinets, shelving, integrated hob, oven, and extractor fan. Space for additional appliances. It features a single unit sink with a mixer tap, hardwood flooring, spotlights, and coved ceiling. The kitchen area opens to the extended lounge-diner. Also, a uPVC double glazed window to the rear and a uPVC double glazed door leading to the integrated garage.

### **Downstairs WC**

Consists of a two-piece suite, including a low-level WC and a wash hand basin. Tasteful tiling and hardwood flooring, plus an extractor fan

### **Shaped Landing**

Features an open balustrade and provides access to the loft via a pull-down ladder. The loft is boarded for storage and offers potential for conversion, subject to obtaining necessary planning permissions.

### **Bedroom One** *3.30m x 3.72m*

With a uPVC double glazed window at the front and a radiator

### **Bedroom Two** *3.30m x 3.08m*

Featuring a uPVC double glazed window at the rear, spotlights, and a radiator

### **Bedroom Three** *2.26m x 2.07m*

Offers a uPVC double glazed window at the rear and a radiator

### **Bedroom Four** *6.14m x 2.57m*

Spacious with a uPVC double glazed window at the front, fitted wardrobes with ample hanging and shelving space, fitted drawers, dresser, and a

radiator

### **Bathroom**

Comprises a two-piece suite featuring a wash hand basin and a corner bath with an electric shower overhead. Stylish tiling, wood-effect flooring, coved ceiling, spotlights, radiator, and an extractor fan.

### **Separate WC**

Contains a low-level WC, complemented by tasteful tiling and an extractor fan

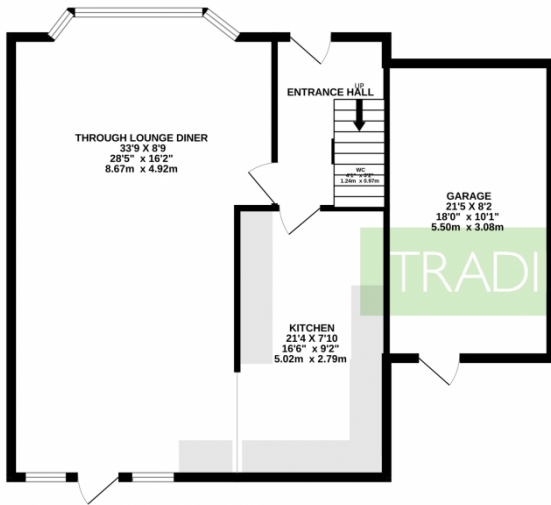
### **Garage** *2.50m x 6.53m*

Equipped with a remote-controlled garage door at the front, 'Worcester' gas central heating boiler, power, and lighting. A uPVC double glazed door provides access to the rear garden.

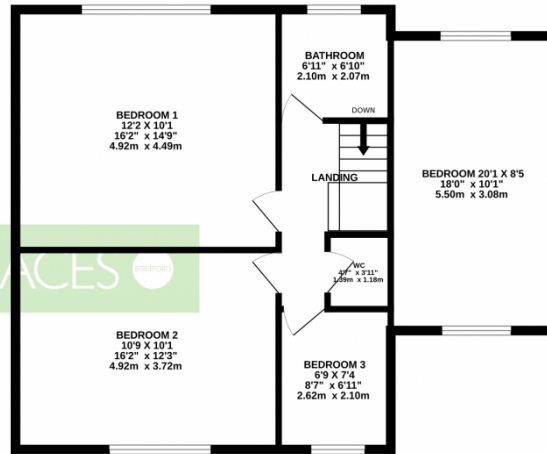
### **Exterior**

The front of the property includes a charming garden and a driveway leading to the integrated garage. At the rear, the home enjoys a secluded ambiance with a wooden decked patio and a predominantly lawned garden. Raised flower beds add to the appeal.

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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