



 4
Bedrooms

 1
Bathroom





TRADING PLACES are pleased to welcome this beautiful 4-Bedroom Family Home in Tranquil Ash Grove, Stretford.

Nestled in the heart of the serene and sought-after Ash Grove neighbourhood in Stretford, this charming 4-bedroom residence offers a perfect blend of contemporary living and convenience. Situated at the end of a peaceful cul-de-sac, this property ensures both tranquillity and accessibility, making it an ideal family home.

Key Features:

4 Bedrooms: This home boasts four good-sized bedrooms, providing ample space for the entire family. The rooms are well-lit and feature large windows, creating a welcoming and cozy atmosphere.

Modern Kitchen: The heart of the home, the kitchen diner, is a chef's delight. It offers a contemporary, well-equipped kitchen with plenty of counter space.

Inviting Conservatory: The conservatory adds an extra layer of elegance and relaxation to the home. Perfect for enjoying your morning coffee, reading a book, or entertaining guests in a bright and airy space.

Tranquil Cul-de-Sac Location: Tucked away in a quiet cul-de-sac, Ash Grove ensures peace and security for your family. The lack of through traffic provides a safe environment for children to play and explore.

Proximity to Stretford Mall: Just a short stroll away from Stretford Mall, you'll have access to a wide range of shopping and dining options, including the new food hall for all your culinary desires.

Excellent Transportation Links: With easy access to the M60 motorway, commuting to neighbouring areas is a breeze. Stretford Tram Station is located just a short walk away and offers convenient public transportation options, connecting you to Manchester city centre and beyond.

Private Garden: Enjoy the outdoors in your own private garden, perfect for gardening, barbecues, or simply basking in the sun.

Local Amenities: You'll find a variety of local amenities nearby, including schools, parks, and recreational facilities, making it a great place to raise a family.

This well-maintained and thoughtfully designed property is ready to welcome its new owners. With its ideal location, spacious living areas, and modern conveniences, this house is a fantastic opportunity for families looking for a comfortable and connected home in Stretford. Don't miss the chance to make Ash Grove your new address. **Schedule a viewing today** and experience the lifestyle this property has to offer.

Driveway

Providing off-road parking for 5-7 cars

Hallway

Composite front door, tiled flooring, double glazed window, single radiator and under stairs storage

Reception Room

Tiled flooring, gas fire with wooden & marble surround, double glazed bay window, TV aerial, single radiator

Dining Room

Opening to reception room, tiled flooring, radiator and patio doors leading to the conservatory

Conservatory

French doors leading to the patio and patio doors to the dining room, tiled flooring, TV point & radiator.

Kitchen

Tiled floor, double glazed window, storage cupboard, integrated dishwasher, electric oven & hob, double radiator.

Morning Room

2 Double glazed windows, double radiator, spot lighting.

Landing

Double glazed window

Bedroom One

Double glazed window, single radiator, TV aerial, fitted wardrobes and laminate flooring

Bedroom Two

Double glazed window, single radiator, TV aerial, fitted wardrobes and laminate flooring

Bedroom Three

Double glazed window, single radiator, TV aerial, fitted wardrobes and laminate flooring

Bedroom Four

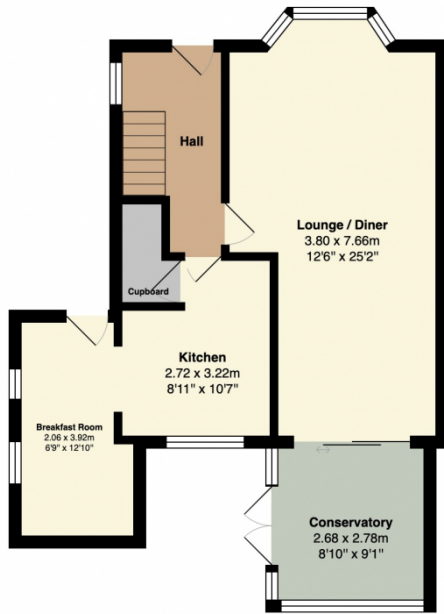
2 Velux windows, radiator and TV aerial

Bathroom

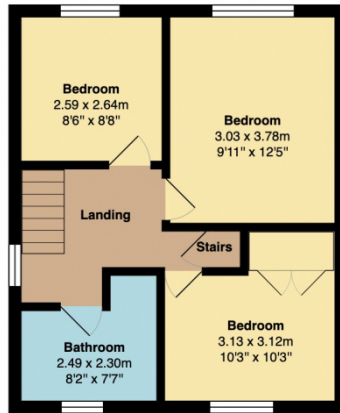
Spotlights, fully tiled, walk in shower, white wash hand basin and vanity unit, WC , wall mounted radiator and double glazed window

Garden

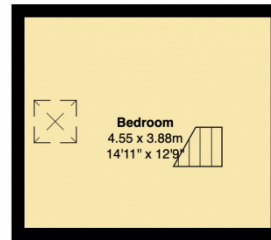
The rear garden is a lovely plot with a lawn and patio area, fenced surround and gate leading to driveway



Ground Floor
Area: 57.6 m² ... 620 ft²



First Floor
Area: 40.8 m² ... 439 ft²



Loft Area
Area: 17.6 m² ... 190 ft²

Total Area: 116.1 m² ... 1250 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Ash Grove , Stretford, M32

