



 **3**
Bedrooms

 **1**
Bathroom





****NO CHAIN****

TRADING PLACES are pleased to have available the great size family home which is in need of some updating. The property is situated in a much sought after location of Stretford, in a good catchment area for local schools, just a short walk to Stretford Mall and Metrolink, local parks and the Meadows are nearby. The property benefits from UPVC double glazing and gas central heating and the accommodation comprises of entrance porch, entrance hall, two reception rooms separated by glass sliding doors and a fitted kitchen with door off to a WC, whilst to the first floor there are three bedrooms a modern shower room and a separate WC. Outside: Garden and drive to front leading to attached garage with up and over garage door. Lawned garden to the rear with mature bushes and plants and is privately enclosed.

UPVC double glazed entrance porch

Entrance hall

Single glazed entrance door and window surround. Staircase to first floor with small cupboard underneath. Panel walls. Coving to ceiling. Double panel gas central heating radiator. Carpet.

Reception room one *3.72m x 4.04m*

UPVC double glazed bay window to front. Wall mounted gas fire. Coving to ceiling. Carpet. Sliding doors to rear reception room.

Reception room two *3.49m x 4.25m*

UPVC double glazed window to rear. Sliding doors opening to front reception room. fireplace with gas insert. TV point. Double panel gas central heating radiator.

Kitchen *4.21m x 2.64m*

Fitted with a range of wall and base units incorporating 'Induction' hob and double oven. Space for free standing appliances. Window with skylight above to side elevation and fitted sink unit with hot and cold taps below. Part tiled to compliment. Laminate floor. Door to ground floor WC. Double panel gas central heating radiator. Door to garden.

Landing

UPVC double glazed window to half landing. Loft access. Carpet.

Bedroom one *4.40m x 2.91m*

UPVC double glazed bay window to front elevation. Single panel gas central heating radiator. Fitted wardrobes along one wall and a fitted dressing table underneath bay window. Carpet.

Bedroom two *3.83m x 3.60m*

UPVC double glazed window to rear elevation. Single panel gas central heating radiator. Fitted wardrobes and dressing shelf to one wall. Fitted headboard. Carpet. Single panel gas central heating radiator.

Bedroom three *2.15m x 2.71m*

UPVC double glazed window to front elevation. Fitted wardrobes and drawers. Carpet.

Shower room *1.46m x 2.10m*

Modern shower room with walk-in shower and wall mounted vanity wash hand unit. UPVC double glazed 'frosted' window. Tiled to compliment. Ladder style heated radiator.

Separate WC

Low level WC. Tiled to compliment. UPVC double glazed window.

Outside

Garden and drive to front leading to attached garage with up and over garage door. Lawned garden to the rear with mature bushes and plants and is privately enclosed.

