



 3  
Bedrooms

 2  
Bathrooms





A Truly outstanding substantially extended three bedroom detached property situated within a highly regarded residential location close to either Urmston or Stretford town centres. A personal inspection is highly recommended and will reveal a recently refurbished property which has been tastefully decorated to a high standard.

Briefly the accommodation comprises of entrance hall, lounge, luxury kitchen/diner, utility room and ground floor WC, whilst to the first floor there are three bedrooms and a stunning bathroom. Outside: Block paved to front leading to attached garage. Garden to rear, privately enclosed.

### **Entrance hall**

'Composite' entrance door with window surround. Staircase to first floor. Laminate floor.

### **Lounge** *4.21m x 3.74m*

Double glazed bay window to front elevation. Carpet. Radiator.

### **Kitchen** *7.40m x 5.61m*

Bi-fold doors along one wall opening to rear garden. Fitted units along one wall incorporating inset sink with mixer tap. Integrated dishwasher, electric double oven and two fridge/freezers. Fitted shelving for storage. Central 'Island' with wine cooler and induction hob with extractor above. Radiator. Spotlights to ceiling. Door to utility room.

### **Utility room** *4.97m x 2.19m*

Double glazed window. Fitted with a range of wall and base units incorporating a sink unit with mixer tap. Space for free standing appliances. Radiator. Laminate floor. Inset ceiling lights. Door to ground floor WC.

### **Ground floor WC** *2.59m x 1.25m*

Low level WC. Radiator.

### **Landing**

Double glazed window to half landing. Carpet.

### **Bedroom one** *7.04m x 3.38m*

Double glazed window. Carpet. Radiator.

### **Bedroom two** *4.64m x 3.41m*

Double glazed bay window. Carpet. Radiator.

### **Bedroom three** *2.79m x 2.14m*

Double glazed window. Carpet. Radiator.

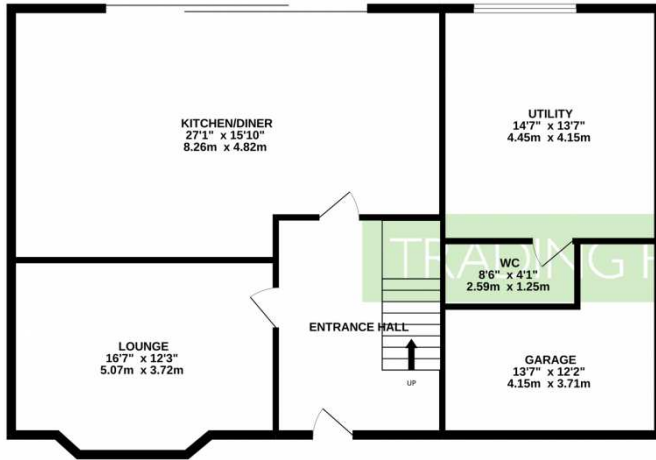
**Bathroom** *5.28m x 2.08m*

Stunning bathroom area with 'His and hers' vanity sink unit, wall mounted WC, 'Free' standing bath and taps with inset TV opposite. shower wet area. Extractor fan. Ladder style heated radiator. 'Marble' tiled decor and flooring. Double glazed window.

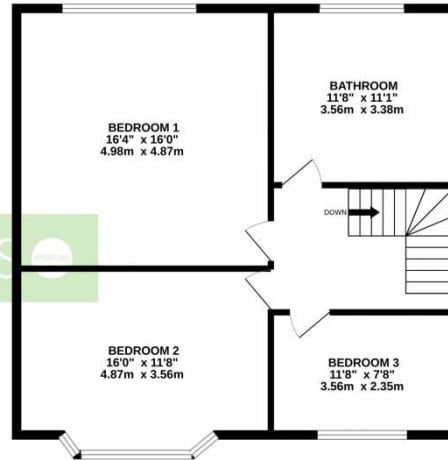
**Outside**

Garden to front leading to attached garage. Lawned garden to rear, privately enclosed.

GROUND FLOOR  
1100 sq.ft. (102.2 sq.m.) approx.



1ST FLOOR  
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 1851 sq.ft. (172.0 sq.m.) approx.

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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 