



40 Marland Way, Stretford

Manchester

Guide Price **£325,000**

40 Marland Way

Stretford, Manchester

Council Tax band: D

Tenure: Freehold

A spacious three-bedroom mid-terraced home set in a sought-after location, offering well-proportioned accommodation and a flexible layout suited to a range of buyers. This property presents an excellent opportunity for first-time buyers, families, or those looking for a home they can personalise over time.

On the ground floor, the property features a bright and welcoming sitting room with patio doors opening directly onto the rear garden, creating a light-filled space ideal for both relaxing and entertaining. The kitchen provides good workspace and storage, while a convenient downstairs WC completes the ground floor accommodation.

The first floor offers two well-sized bedrooms alongside a family bathroom. The second floor hosts the largest bedroom, benefitting from attractive windows that enhance the sense of space and light, as well as a private en-suite bathroom.

Externally, the rear garden provides a private outdoor area with ample space for seating, planting, or family use.

Overall, this is a superb home in a highly desirable area, ideal for first-time buyers, growing families, or buyers seeking generous space in a well-connected location.

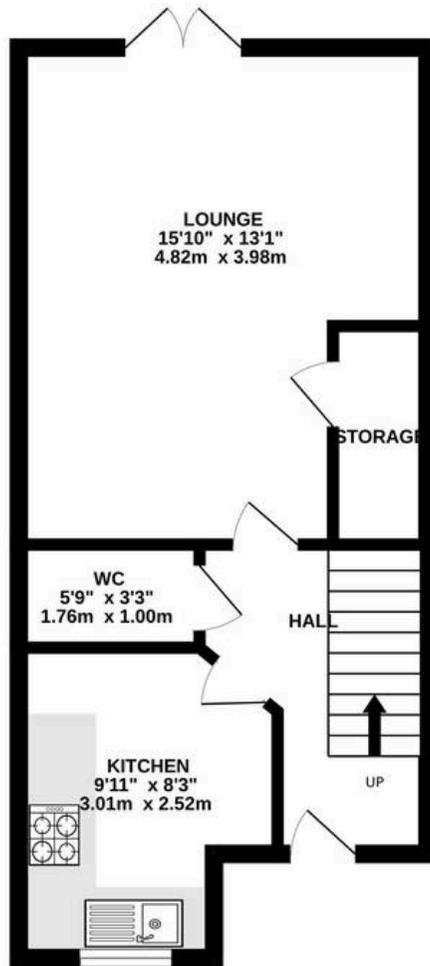




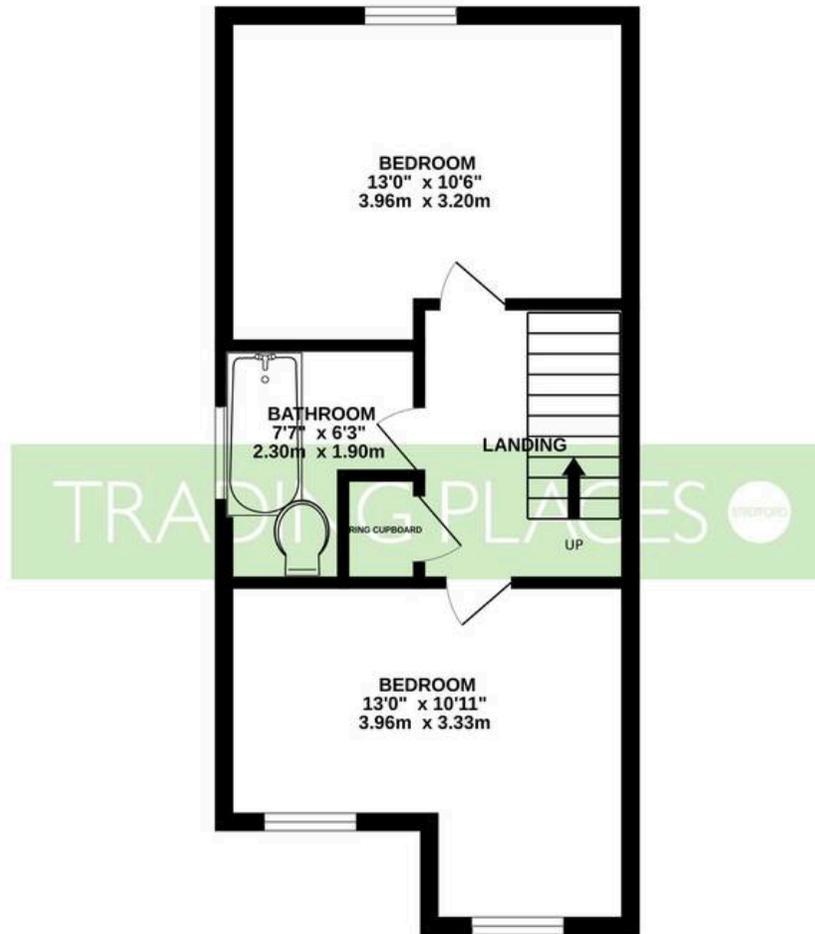




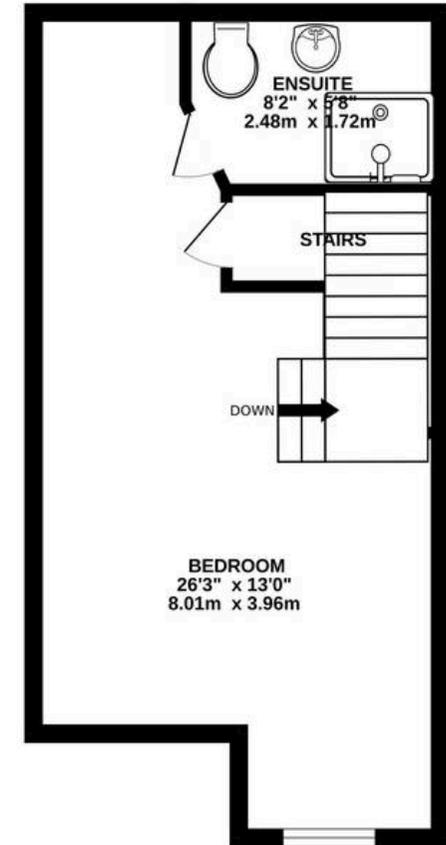
GROUND FLOOR
356 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
355 sq.ft. (32.9 sq.m.) approx.



2ND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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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