



**18 Melfort Avenue, Stretford**

Manchester

Guide Price **£470,000**

# 18 Melfort Avenue

Stretford, Manchester

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

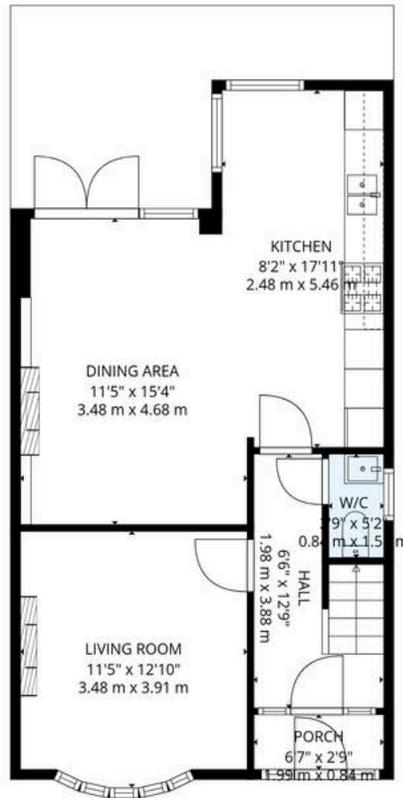
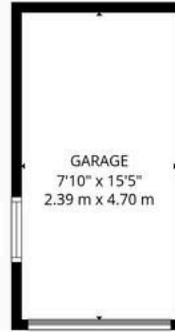
EPC Environmental Impact Rating:

- Semi Detached 3 Bedroom
- Spacious Garden
- Ample living space
- Generously sized kitchen
- Double patio doors lead out to the well-sized rear garden
- Garage
- Modern bathroom

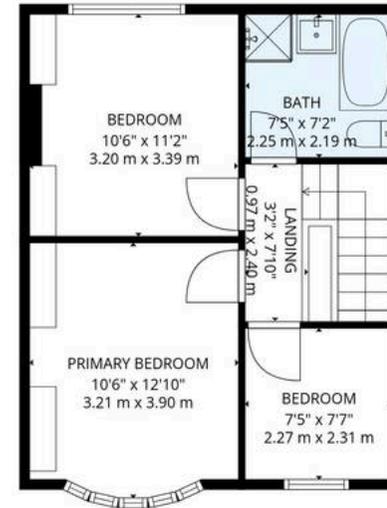








GROUND FLOOR



FIRST FLOOR

**TOTAL: 970 sq. ft, 91 m2**  
 GROUND FLOOR: 544 sq. ft, 51 m2, FIRST FLOOR: 426 sq. ft, 40 m2  
 EXCLUDED AREAS: PORCH: 18 sq. ft, 2 m2, GARAGE: 121 sq. ft, 11 m2, " ": 143 sq. ft, 14 m2,  
 WALLS: 121 sq. ft, 10 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## Trading Places

Trading Places, 133 Barton Road, Stretford - M32 8DN

01618659220 • [stretford@tradingplaces.co.uk](mailto:stretford@tradingplaces.co.uk) • [www.tradingplaces.co.uk/](http://www.tradingplaces.co.uk/)