

74 Cyprus Street, Stretford, Trafford, M32 8BE



**JP&Brimelow**  
ESTATE AGENTS



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\*\*\*VIDEO TOUR AVAILABLE\*\*\* An immaculately presented, THREE BEDROOM, mid terrace property. This stunning, bay fronted, period property is spread over three floors including the useful chamber cellars and boasts charm and elegance throughout. Situated in a highly sought-after area of Stretford, off Derbyshire Lane.

Located within walking distance to Victoria Park Primary School, Stretford Town centre and Victoria park with its open space and children's play area. Fantastic transport links are close by with bus routes on Chester Road and the Metrolink Station on Edge Lane giving you direct access into Manchester City centre and Altrincham.

This thoughtfully designed and spacious home features an entrance hall, a delightful lounge to the front aspect benefitting from a bay window and an original feature fireplace, a dining room which has access down into the chamber cellars. A contemporary and modern fully fitted kitchen which offers access into the rear courtyard completes this floor.

Stairs leading to the first-floor landing reveal three two double bedrooms, the principle benefitting from built in wardrobes. An additional bedroom and white three-piece bathroom suite complete this beautiful home.

The property benefits from gas fired central heating, high ceilings, original period features, a loft space, and a rear enclosed courtyard.

£415,000





## EPC Chart

| Energy Efficiency Rating                                                            |         |           |
|-------------------------------------------------------------------------------------|---------|-----------|
|                                                                                     | Current | Potential |
| Very energy efficient - lower running costs                                         |         |           |
| (92 plus) A                                                                         | 58      | 89        |
| (81-91) B                                                                           |         |           |
| (69-80) C                                                                           |         |           |
| (55-68) D                                                                           |         |           |
| (39-54) E                                                                           |         |           |
| (21-38) F                                                                           |         |           |
| (1-20) G                                                                            |         |           |
| Not energy efficient - higher running costs                                         |         |           |
| England & Wales                                                                     |         |           |
| EU Directive 2002/91/EC                                                             |         |           |
|  |         |           |



Tenure: Freehold Council Tax Band: B



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