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18a Stamford Road Carrington Manchester M31 4BA

£215,000

FULLY RENOVATED! HOME ESTATE AGENTS are proud to offer for sale this beautifully presented three bedroom end quasi semi detached on Stamford Road, Carrington. The quality of the finish throughout simply must be viewed to be fully appreciated & is a credit to our client. In brief the accommodation comprises welcoming hallway, spacious lounge, dining room, large fitted kitchen, shaped landing, the three well proportioned bedrooms & a contemporary three piece bathroom suite. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front there is a pleasant garden & pathway to the front door whilst to the rear there is a mainly lawned garden along with an area for off road parking to the side. The property is being sold with no vendor chain. If you are looking for a property to literally move straight into, with no work to do be sure to book your viewing early. Call HOME on 01617471177

- NO VENDOR CHAIN
- Large lounge
- Three piece bathroom suite
- SUPERBLY FINISHED!
- Dining room
- Gardens & parking
- Three bedroom end quasi semi det'
- Spacious fitted kitchen
- Drop your bags & move in



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Hallway 11'1 x 8'11 (3.38m x 2.72m)

uPVC double glazed door to the front and uPVC double glazed opaque window to the front. Wooden effect floor and radiator. Built in understairs storage cupboard.

Lounge 18'2 x 11'6 (5.54m x 3.51m)

uPVC double glazed window to the front and uPVC double glazed French doors leading to the rear garden. Feature fire surround with tiled hearth housing an ornate fireplace. Radiator and television point.

Dining room 9'1 x 6'10 (2.77m x 2.08m)

Radiator and wooden effect floor. Entrance through to the kitchen

Fitted kitchen 15'10 x 8'2 (4.83m x 2.49m)

Two uPVC double glazed windows to the rear and one uPVC double glazed window to the front. uPVC double glazed door leading to the rear garden. A comprehensive range of matching fitted wall and base units with a solid butcher block style worktop over. A one and a half Belfast style sink with mixer tap. Space for range style cooker and other amenities. Wine rack and fitted extractor hood. Wooden effect floor.

Shaped landing

Open balustrade and loft access.

Bedroom one 11'7 x 8'11 (3.53m x 2.72m)

uPVC double glazed window to the front and radiator.

Bedroom two 11'7 x 8'11 (3.53m x 2.72m)

uPVC double glazed window to the rear and radiator.

Bedroom three 9'0 x 7'6 (2.74m x 2.29m)

uPVC double glazed window to the rear and radiator.

Bathroom 6'4 x 6'0 (1.93m x 1.83m)

A three piece modern suite comprises low level WC, vanity wash hand basin and bath with shower over. Tiling to compliment, ladder radiator and uPVC double glazed opaque window to the front.

Externally

To the front of the property there is a well fenced mainly lawned garden and pathway to the entrance. To the rear there is a paved pathway with a larger than many will anticipate mainly lawned garden. To the side there is a driveway providing ample off road parking.

Tenure

We have been advised that the property is Freehold.

Other information

The property has undergone a full renovation which gives it a fantastic finish. Benefiting from a new gas central heating system, a full re-wire, new kitchen, new bathroom, new carpets and even new lawns! Ideally placed for motorway links for both Warrington and Manchester.

Property disclaimer

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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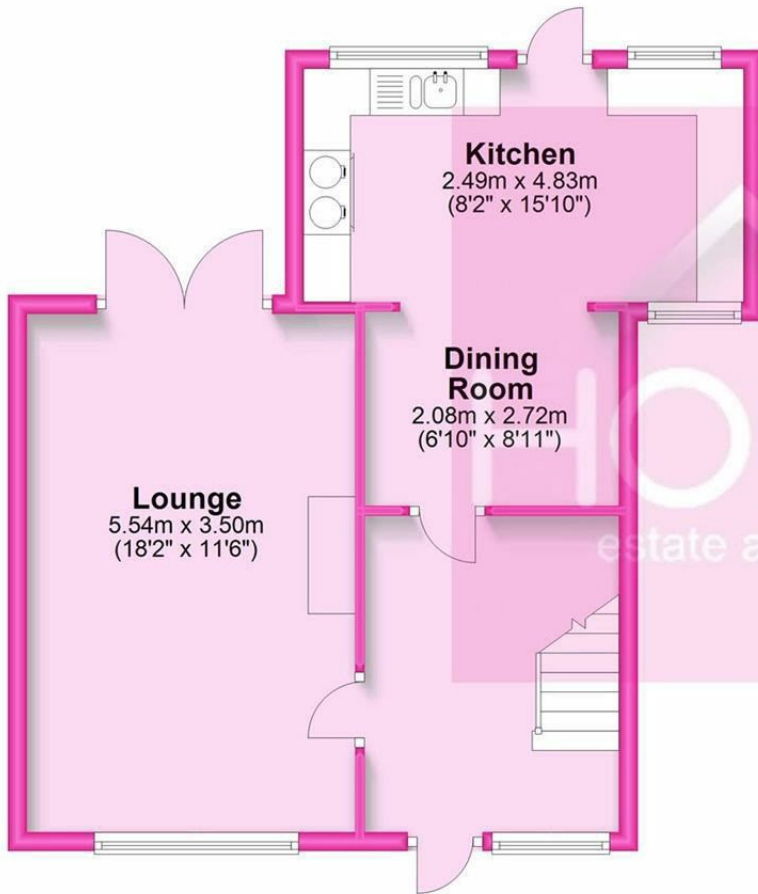
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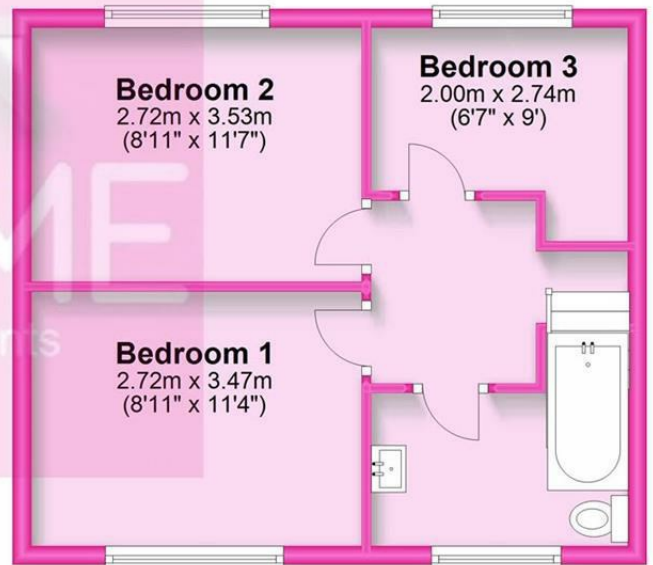
Ground Floor

Approx. 47.4 sq. metres (510.4 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.4 sq. feet)



Total area: approx. 82.6 sq. metres (888.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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