



230 Winchester Road Stretford Manchester M32 9PU

£275,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this well appointed two bedroom end town house which is being sold with no vendor chain. In brief the accommodation comprises welcoming hallway, lounge, dining kitchen, shaped landing, the two bedrooms & three piece bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a well stocked pleasant garden along with a pathway leading to the front door. To the southerly facing rear garden there is a generous patio area with mainly lawned garden beyond. Ideally placed for access into Stretford & Urmston to enjoy the ever growing amenities of the area. To book your viewing call the team at HOME.

- No vendor chain
- Dining kitchen
- uPVC double glazed
- Convenient location
- Two bedroom end town house
- Three piece bathroom suite
- Gardens front & south facing rear
- Lounge
- Gas central heated
- Potential for extensions*

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Hallway

uPVC double glazed door to the front, tiled floor and stairs to the first floor.

Lounge 14'9" x 11'5" (4.51m x 3.48m)

uPVC double glazed window to the front, understairs storage cupboard and radiator. Wall mounted electric fire with feature surround.

Dining kitchen 9'1" x 14'9" (2.79m x 4.50m)

uPVC double glazed window to the rear and uPVC double glazed door leading to the rear garden. A comprehensive range of fitted wall and base units with a rolled edged worktop over. Incorporating a one and a half unit sink with mixer tap. Integrated hob, oven and extractor fan. Integrated fridge and separate freezer. Space for other appliances. Tiled floor and radiator.

Shaped landing

Open balustrade and uPVC double glazed window to the side.

Bedroom one 12'0" x 14'9" (3.66m x 4.50m)

uPVC double glazed window to the front and radiator. A range of built in mirrored wardrobes with ample hanging and shelving space.

Bedroom two 12'2" x 8'7" (3.72m x 2.63m)

uPVC double glazed window to the rear and radiator. A range fitted wardrobes with ample hanging and shelving space, fitted drawers and overhead storage cupboard.

Bathroom

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

Externally

To the front of the property there is a pleasant garden along with a pathway providing ample off road parking. To the southerly facing rear, there is a paved patio area with a mainly lawned garden beyond. Due to the nature of the plot there is genuine potential for extensions subject to obtaining the required planning consent.

Tenure

The property is freehold.

Council tax

The property is council tax band B.

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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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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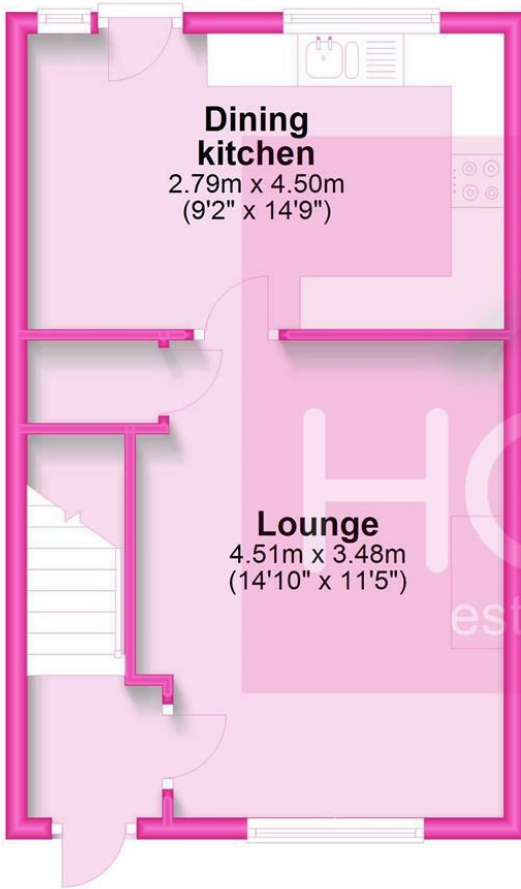
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Ground Floor

Approx. 34.1 sq. metres (367.1 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.3 sq. feet)



Total area: approx. 67.8 sq. metres (729.4 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			
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