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## 172 Stretford Road Urmston Manchester M41 9LT

### Offers over £319,999

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this beautifully presented two double bedroom Victorian end terrace property. Benefiting character throughout, off road parking & a large southerly facing rear garden. In brief the accommodation comprises welcoming hallway, bay fronted lounge, dining room, modern fitted kitchen, shaped landing, the two double bedrooms & a four piece contemporary bathroom suite. The property boasts some original sash windows & is warmed by gas central heating. Externally to the front there is a generous driveway providing ample off road parking whilst to the rear there is a paved patio with mainly lawned garden beyond. Due to the nature of the plot there is potential for extensions subject to obtaining the required planning consent. Perfectly placed for amenities, transport links & the well regarded schools. To book your viewing call the team at HOME.

- Victorian end terrace
- Dining room
- Many original features
- Potential for extensions\*
- Two double bedrooms
- Modern fitted kitchen
- Large garden to the rear
- Bay fronted lounge
- Contemporary bathroom
- Off road parking



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



### Hallway

Stained and leaded door to the front with feature top light. Original coved ceiling, wooden effect floor, radiator and stairs leading to the first floor.

### Lounge 11'0 x 13'3 (3.35m x 4.04m)

Original sash bay window to the front. Original coved ceiling and ceiling rose. Wooden effect floor and radiator. Wooden fire surround with cast iron fireplace sat on a black granite hearth. The fire has potential to be used as an open fire.

### Dining room 11'9 x 11'11 (3.58m x 3.63m)

uPVC double glazed door leading to the rear garden. Coved ceiling, original picture rail and wood floor. Built in display cabinet and radiator. Wooden fire surround with period cast iron fireplace which has potential to be used as an open fire. Understairs storage cupboard.

### Kitchen 7'10 x 8'2 (2.39m x 2.49m)

A range of fitted wall and base units with a wooden effect worktop over. Integrated four ring gas hob, oven and extractor fan. Space for other appliances. Incorporating a one and a half unit sink with mixer tap. Splash tiling. Cupboard housing the Worcester gas central heating boiler. Window to the side

### Shaped landing

Open balustrade and loft access.

### Bedroom one 14'11 x 10'10 (4.55m x 3.30m)

Feature window to the front and additional window to the front. Ornate cast iron fireplace and radiator.

### Bedroom two 11'11 x 9'10 (3.63m x 3.00m)

Window to the rear and radiator. Ornate cast iron fireplace.

### Bathroom 7'10 x 8'1 (2.39m x 2.46m)

A contemporary four piece suite comprises low level WC, wash hand basin, footed rolled top bath and shower cubicle. Tiling to compliment and tiled floor with underfloor heating. Opaque window to the rear and extractor fan.

### Externally

Externally to the front there is a generous driveway providing ample off road parking whilst to the rear there is a paved patio with mainly lawned garden beyond. There is an outside tap. To the side there is a pathway and a gate for access. Due to the nature of the plot there is potential for extensions subject to obtaining the required planning consent.

### Other information

The Worcester gas central heating boiler was newly installed in March 2021.

### Council tax

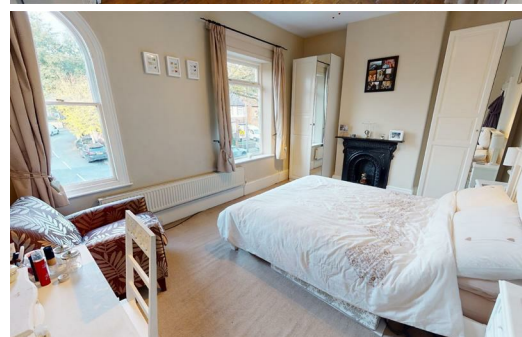
The property is council tax band B.

### Tenure

The property is Freehold.

### 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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## Ground Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



## First Floor

Approx. 38.6 sq. metres (415.6 sq. feet)



Total area: approx. 79.7 sq. metres (857.8 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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