

Urmston Office

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Stretford Office

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8 Berkeley Avenue Stretford Manchester M32 9TJ

£250,000

DROP YOUR BAGS AND MOVE IN !! HOME ESTATE AGENTS are please to bring to the market this well presented extended two double bedroom semi detached property being sold CHAIN FREE. In brief the property comprise of, hallway, bay fronted lounge, living room, kitchen and garage, to the first floor there are two double bedrooms and a bathroom. The property benefits from uPVC double glazing with gas central heating throughout. To the front of the property is a block paved driveway and the rear a lawned garden with mature borders and patio area. Located close to the Urmston border with good local amenities and schools with excellent transport links including the M60 motorway network and Metro-link offering easy access into Media city the Trafford centre and Manchester city centre. To arrange a viewing call HOME Stretford 0161 871 3939.

- **CHAIN FREE**
- Living room
- Two double bedrooms
- Excellent transport links
- IDEAL FOR FIRST TIME BUYERS
- Kitchen
- Bathroom
- Lounge
- Garage
- Popular location



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Hall

uPVC double glazed door leading in, stairs to first floor and single panel radiator.

Lounge 11'00 x 9'09 (3.35m x 2.97m)

uPVC double glazed bay window to the front, laminate floor, picture rail and single panel radiator.

Living room 14'05 x 11'03 (4.39m x 3.43m)

uPVC double glazed french doors with side lights leading to the garden, feature fireplace, laminate floor, picture rail, under stairs storage and single panel radiator.

Kitchen 10'09 x 5'10 (3.28m x 1.78m)

uPVC double glazed windows to the rear, uPVC door leading to garage, selection of wall and base units fitted with roll edge work surfaces incorporating a stainless steel sink with mixer tap, integrated fridge and freezer, built in single oven, electric hob and stainless steel cooker hood.

Garage 22'09 x 8'08 (6.93m x 2.64m)

New electric roll shutter door, uPVC door to the rear and combination gas boiler.

Bedroom One 14'03 x 11'05 (4.34m x 3.48m)

uPVC double glazed window to the front, picture rail and single panel radiator.

Bedroom Two

uPVC double glazed window to the rear, loft ladder, picture rail and single panel radiator.

Bathroom

uPVC double glazed windows to side and rear, three piece fitted bathroom suite comprising of, double ended bath with thermostatic mixer shower, shower screen, low level w/c, sink with pedestal, double panel radiator and tiled to compliment.

Externally

To the front of the property is a block paved driveway and the rear a lawned garden with mature borders and patio area.

Important Information

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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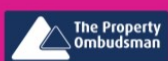


Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Moncton - 9262084 Urmston - 04331861 Stretford - 08259553



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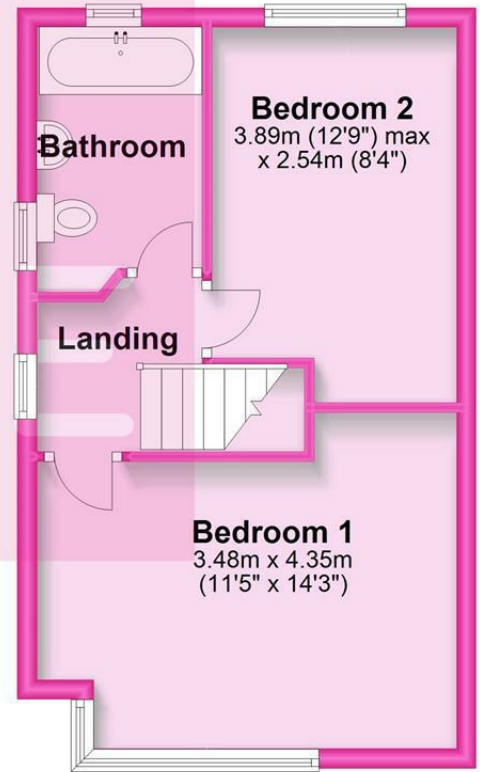
Ground Floor

Approx. 56.5 sq. metres (607.9 sq. feet)




First Floor

Approx. 32.2 sq. metres (346.1 sq. feet)



Total area: approx. 88.6 sq. metres (954.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(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		
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