

Urmston Office

0161 747 1177
1 Crofts Bank Road, Urmston
M41 0TZ
🐦 @homeinurmston

Stretford Office

0161 871 3939
145 Barton Road, Stretford
M32 8DN
🐦 @homeinstretford

Monoton Office

0161 789 8383
222 Monoton Road, Monoton
M30 9LJ
🐦 @homeinmonoton



309 Derbyshire Lane West Stretford Manchester M32 9LW

Offers over £350,000

SUPERBLY PRESENTED! HOME ESTATE AGENTS are delighted to offer for sale this well appointed & tastefully finished three bedroom extended semi detached family residence. If you are looking for a property in genuine 'move in' condition be sure to book your viewing early. In brief the accommodation comprises welcoming hallway, bay fronted lounge, dining room, extended kitchen, conservatory, shaped landing, the three well proportioned bedrooms & a modern 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 paved driveway providing ample off road parking & there are double gates leading to the side. To the rear there is a wooden decked patio with a lawned garden beyond which is fenced for privacy. Ideally placed for amenities, transport links & the well regarded schools. To book your viewing call the team at HOME.

- Well presented throughout
- Dining room
- Contemporary bathroom suite
- Driveway & garden
- Three bedroom semi detached
- Conservatory
- uPVC double glazed
- Bay fronted lounge
- Extended kitchen
- Gas central heating

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Hallway

uPVC double glazed door to the front with uPVC double glazed surround. Wooden effect floor and radiator. Understairs storage cupboard housing the Worcester gas central heating boiler.

Lounge 12'2" x 12'3" (3.71m x 3.74m)

Luis style fire surround, back and hearth housing a living flame gas fire. uPVC double glazed bay window to the front and radiator.

Dining room 12'5" x 12'3" (3.81m x 3.74m)

uPVC double glazed French doors leading to the conservatory. Wall mounted electric fire and radiator.

Conservatory 11'2" x 8'9" (3.42m x 2.67m)

uPVC double glazed on two sides and uPVC double glazed door giving access to the rear garden.

Extended kitchen 9'1" x 17'3" (2.78m x 5.26m)

uPVC double glazed windows to the side and the rear. uPVC double glazed door leading to the side. A 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. Wooden effect floor and radiator.

Shaped landing

uPVC double glazed window to the side and open balustrade. Loft access. The loft is accessed via a pull down ladder and is boarded for storage.

Bedroom one 10'8" x 12'9" (3.26m x 3.89m)

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

Bedroom two 10'5" x 10'8" (3.19m x 3.26m)

uPVC double glazed window to the rear and radiator. A range of fitted in wardrobes with ample hanging and shelving space. Fitted overbed storage units.

Bedroom three 6'11" x 8'2" (2.12m x 2.51m)

uPVC double glazed window to the front. A range of fitted in wardrobes with ample hanging and shelving space. Fitted overbed storage units. Radiator.

Bathroom

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

Externally

To the front of the property there is a paved driveway providing ample off road parking and there are double gates leading to the side. To the rear there is a wooden decked patio with a lawned garden beyond which is fenced for privacy. There is a garden shed for storage.

Tenure

The property is Freehold.

Council tax

The property is council tax band C.

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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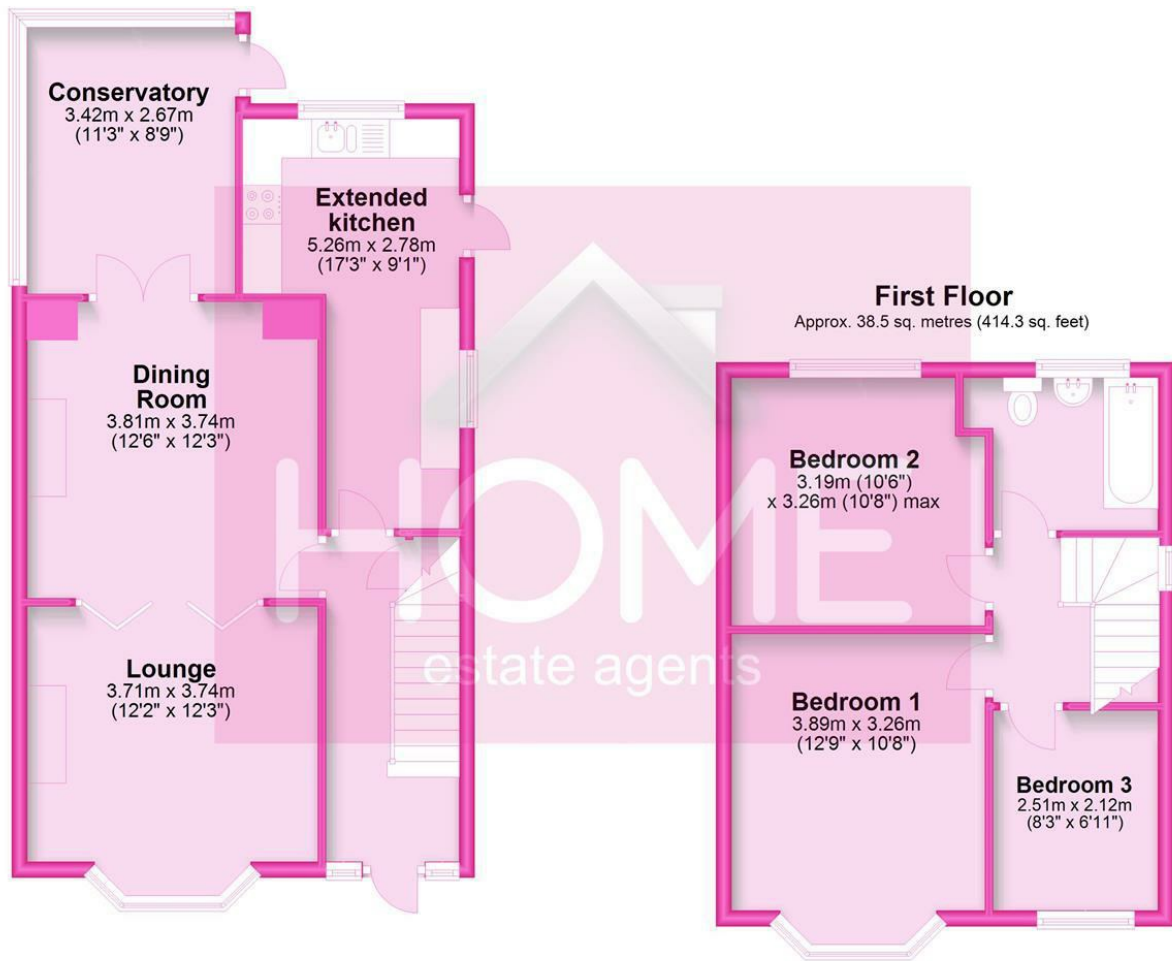
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Ground Floor

Approx. 57.5 sq. metres (619.2 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		
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