

#### Urmston Office

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#### Stretford Office

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#### Monton Office

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## 91 Park Road Stretford Manchester M32 8ED

### Offers over £275,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are pleased to offer for sale this three bedroom semi detached family residence which is being sold with no vendor chain. Benefiting from a large rear garden & therefore boasting genuine potential for extensions subject to obtaining the required planning consent. In brief the ground floor comprises welcoming hallway, lounge, dining room, conservatory, fitted kitchen, inner hallway and home office. To the first floor there are the three well proportioned bedrooms & a three piece bathroom suite. The property is majority uPVC double glazed & is warmed by gas central heating. Externally to the front of the property there is an ornate garden with pathway to the front door. To the side there is paved patio area which leads to the rear. Ideally placed for transport links & local amenities. To book your viewing call the team at HOME.

- Large rear garden
- Lounge
- Fitted kitchen
- Potential for extensions\*
- No vendor chain
- Dining room
- Downstairs WC
- Three bedroom semi detached
- Conservatory
- Three piece bathroom



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**Hallway 13'10" x 5'11" (4.24m x 1.81m )**  
uPVC double glazed floor to the front, uPVC double glazed window to the side and radiator. Wooden effect floor and radiator. Stairs to the first floor.

**Lounge 13'5" x 12'2" (4.10m x 3.72m )**  
uPVC double glazed windows to the front and radiator. Wall mounted electric fire. Double doors through to the dining room.

**Dining room 8'11" x 10'6" (2.72m x 3.22m )**  
Door leading through to the conservatory with windows either side. Radiator.

**Conservatory 8'10" x 9'3" (2.71m x 2.82m )**  
uPVC double glazed on three sides and uPVC double glazed French doors leading through to the rear garden.

**Kitchen 9'3" x 10'6" (2.82m x 3.20m )**  
A range of fitted wall and base units with a rolled edged worktop over. Integrated hob, oven and extractor fan. Space for appliances. Incorporating a single unit with splash tiling. Wooden effect floor and radiator. Window to the rear.

**Inner hallway**  
uPVC double glazed door to the front and built in cupboard with space for appliances.

**Downstairs WC 4'11" x 3'3" (1.52m x 1.01m )**  
A two piece suite comprises low level

WC and wash hand basin. Tiling to compliment and tiled floor. uPVC double glazed window to the side.

**Home office 8'6" x 7'9" (2.60m x 2.37m )**  
Window to the side. Gas central heating boiler.

**Shaped landing**  
Open balustrade. Loft access via pull down ladder. Partially boarded and ideal for storage or hobby room.

**Bedroom one 12'2" x 10'5" (3.71m x 3.20m)**  
uPVC double glazed window to the front and radiator. Built in storage cabinets.

**Bedroom two 10'5" x 11'6" (3.20m x 3.53m )**  
uPVC double glazed window to the rear and radiator.

**Bedroom three 9'1" x 7'9" (2.79m x 2.38m )**  
uPVC double glazed window to the front and radiator.

**Bathroom 7'3" x 5'8" (2.227m x 1.73m )**  
A three piece suite comprises low level WC, wash hand basin and bath with shower over. Tiling to compliment, ladder radiator and uPVC double glazed window to the rear.

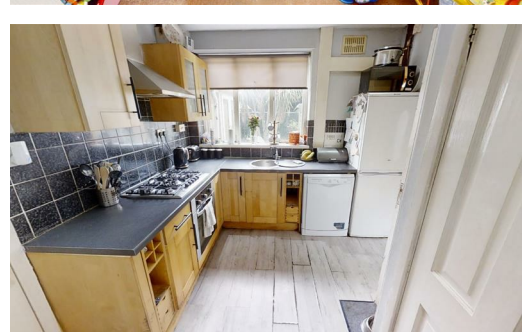
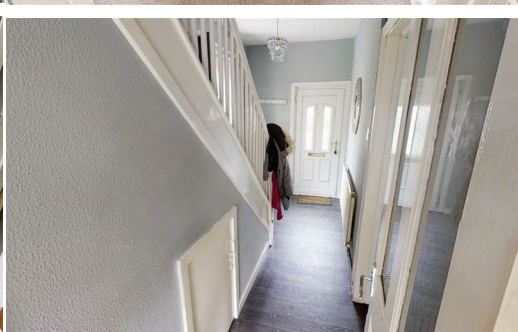
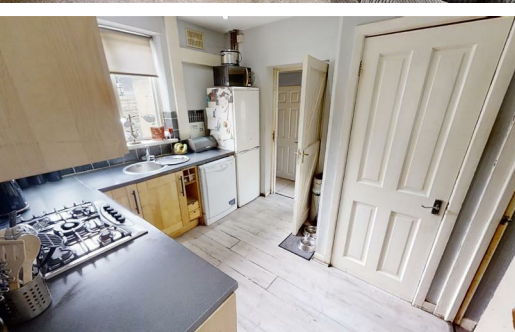
**Externally**  
To the front of the property there is an ornate garden with pathway to the front door. To the side there is paved patio area which leads to the rear. The rear

garden is far larger than many will expect and offers genuine potential for extending subject to obtaining the required planning consent. Benefiting from an extensive mainly lawned garden which is fenced for privacy. There is an outside tap.

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





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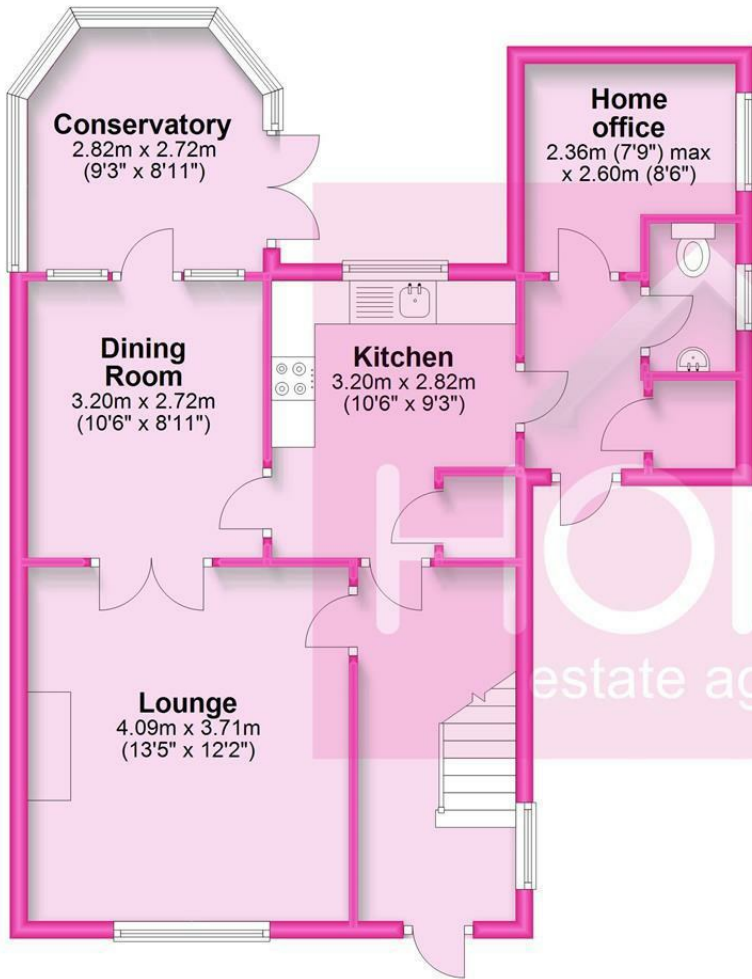


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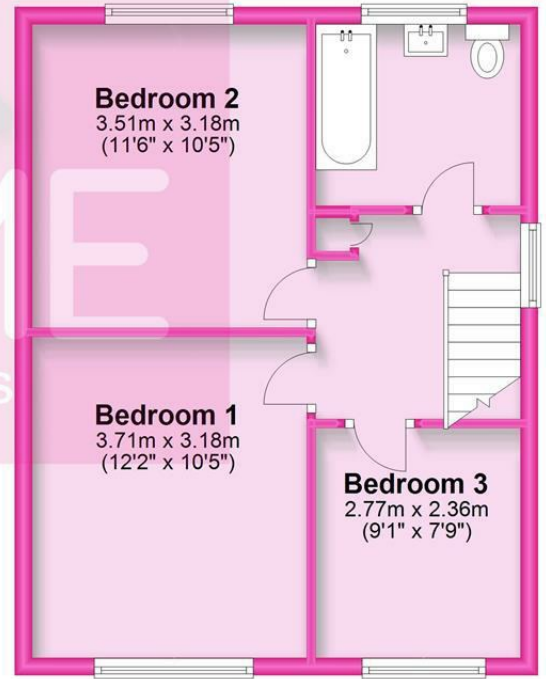
## Ground Floor

Approx. 60.7 sq. metres (653.5 sq. feet)



## First Floor

Approx. 41.5 sq. metres (446.6 sq. feet)



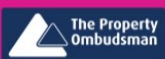
Total area: approx. 102.2 sq. metres (1100.1 sq. feet)

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>		
(39-54) <b>E</b>		
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