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12 Selby Close Stretford Manchester M32 9PP

Offers over £290,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this fully renovated three bedroom semi detached property situated on a small Stretford cul de sac. If you are looking for a property in genuine 'move in condition' be sure to book your viewing. In brief the accommodation comprises welcoming hallway, lounge, fitted dining kitchen, shaped landing, the three well proportioned bedrooms & a three piece bathroom suite. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front of the property there is a block paved driveway for several vehicles. To the side there is a gravelled pathway & is open through to the rear garden. The generous ornate rear garden is gravelled & fenced for privacy. Due to the nature of the plot there is potential for extensions subject to obtaining the required planning consent. The property is being sold with no vendor chain & therefore making an early completion date possible if desired. Ideally placed for local schools, amenities & transport links. To book your viewing call the team at HOME.

- Fully renovated
- Fitted dining kitchen
- Large garden to the rear
- 'Move in' condition
- Three bedroom semi detached
- Three piece bathroom suite
- Impressive driveway
- Lounge
- No vendor chain
- Cul de sac location

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Hallway

uPVC double glazed door to the front and uPVC double glazed window to the side. Stairs leading to the first floor.

Lounge 15'6" x 12'2" (4.73m x 3.71m)

uPVC double glazed window to the front and radiator.

Dining kitchen 11'8" x 18'6" (3.58m x 5.65m)

A range of fitted wall and base units with a rolled edged worktop over. Integrated hob, oven and extractor fan. Space for other appliances. Incorporating a single unit sink with mixer tap. uPVC double glazed patio doors leading to the rear garden. uPVC double glazed window to the rear. Wooden effect floor and radiator.

Shaped landing

Open balustrade and loft access. Loft access.

Bedroom one 12'1" x 13'3" (3.70m x 4.06m)

uPVC double glazed window to the front and radiator.

Bedroom two 12'1" x 10'7" (3.70m x 3.25m)

uPVC double glazed window to the rear and radiator.

Bedroom three 7'11" x 10'1" (2.41m x 3.07m)

uPVC double glazed windows to the front and the side. Radiator.

Bathroom

A three piece suite comprises low level WC, wash hand basin and P-shaped bath with shower over. Tiling to compliment and ladder radiator.

Externally

To the front of the property there is a block paved driveway for several vehicles. To the side there is a gravelled pathway and is open through to the rear garden. The generous ornate rear garden is gravelled and fenced for privacy.

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 Monston - 9262084 Urmston - 04331861 Stretford - 08259553



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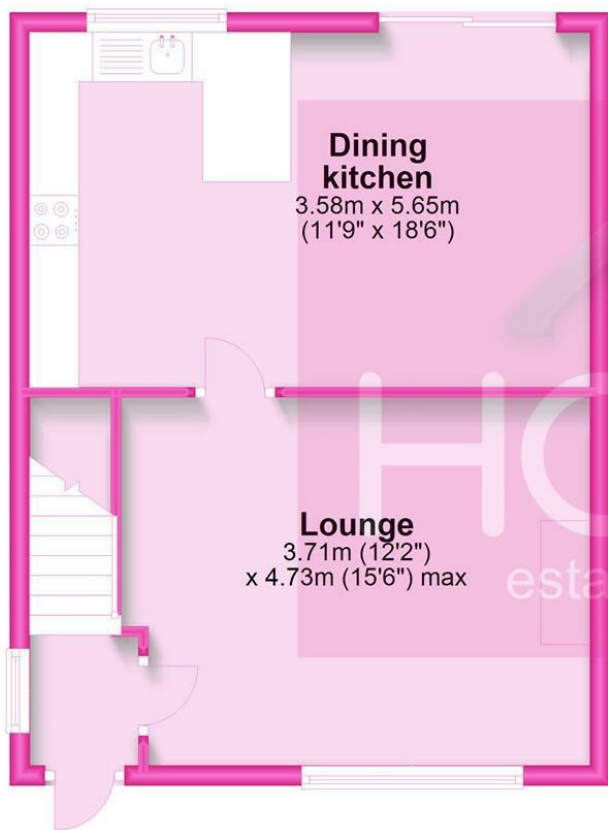
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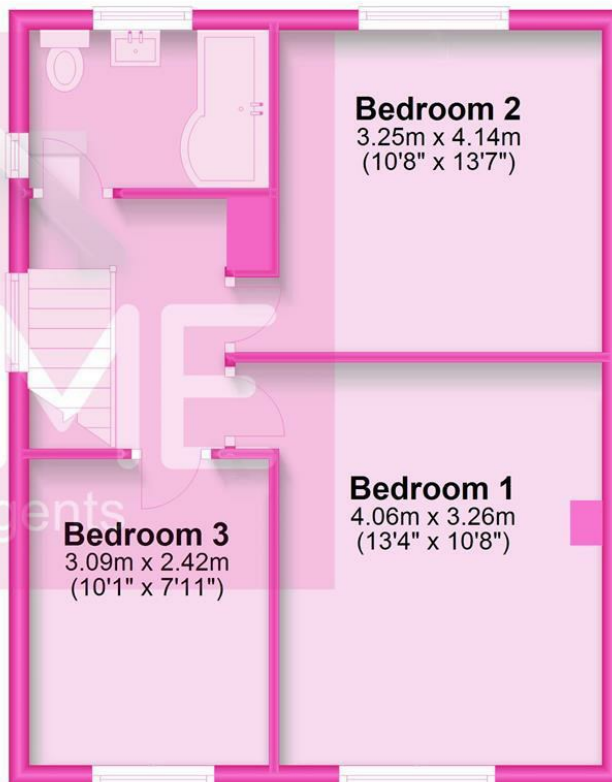
Ground Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.5 sq. feet)



Total area: approx. 85.8 sq. metres (923.4 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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