



95A Bradfield Road Stretford Manchester M32 9LB

Offers over £399,999

SPACIOUS FAMILY RESIDENCE! HOME ESTATE AGENTS are proud to offer for sale this well appointed three double bedroom detached property situated on the popular Bradfield Road. Ideally placed for access into Stretford & Urmston. In brief the property comprises entrance porch, hallway, lounge, dining kitchen, utility room, conservatory, downstairs WC, shaped landing, the three double bedrooms & four piece family bathroom. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front of the property there is a pleasant garden with driveway providing ample off road parking. The driveway continues to the side, leading to the detached garage located to the rear. The rear garden, which enjoys a sunny aspect boasts a mainly paved ornate garden with mature beds. Perfectly placed for the well regarded schools & amenities. To book your viewing call the team at HOME.

- Spacious detached
- Large kitchen
- Gardens front & rear
- Popular location
- Three double bedrooms
- Downstairs WC
- Off road parking
- Lounge
- Impressive bathroom
- Detached garage



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Porch

uPVC double glazed front door leading in.

Hallway

Wood glazed front door, under stairs storage cupboard and stairs to first floor.

Downstairs WC

A two piece suite comprises low level WC and wash hand basin with storage unit below. uPVC double glazed windows to the front and side. Tiling to compliment.

Lounge 13'01 x 12'10 (3.99m x 3.91m)

uPVC double glazed window to the front and radiator. Wooden surround with cast iron fire housing an open fire.

Kitchen 22'01 x 9'10 (6.73m x 3.00m)

uPVC double glazed window to the rear and uPVC double glazed door to the side. A range of fitted wall and base units with a rolled edged worktop over. Space for appliances. Incorporating a single unit sink with mixer tap. Splash tiling, tiled floor and upright contemporary radiator.

Utility room

Plumbing for washer and dryer.

Conservatory 11'11 x 8'06 (3.63m x 2.59m)

uPVC double glazed on three sides. uPVC double glazed French doors leading to the side. Insulated roof with spotlights.

Landing

uPVC double glazed window to side elevation.

Bedroom One 13'01 x 11'01 (3.99m x 3.38m)

uPVC double glazed window to the front and radiator.

Bedroom Two 10'11 x 9'11 (3.33m x 3.02m)

uPVC double glazed window to the front and radiator.

Bedroom Three 10'11 x 9'10 (3.33m x 3.00m)

uPVC double glazed window to the rear and radiator.

Bathroom

uPVC double glazed windows to the rear, Four piece fitted bathroom suite comprising of, free standing roll top bath, shower cubicle, vanity sink unit, low level w/c and tiled to compliment.

Externally

Externally to the front of the property there is a pleasant garden with driveway providing ample off road parking. The driveway continues to the side, leading to the detached garage located to the rear. The rear garden, which enjoys a sunny aspect boasts a mainly paved ornate garden with mature beds.

Council tax

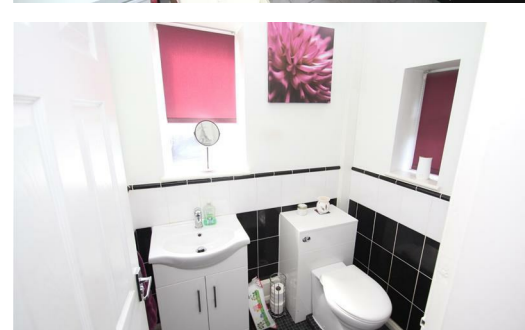
The property is council tax band D.

Tenure

The property is Leasehold.

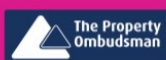
Property disclaimer

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.

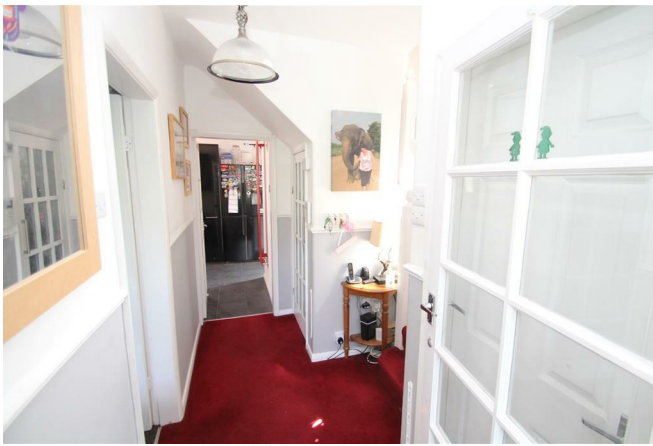


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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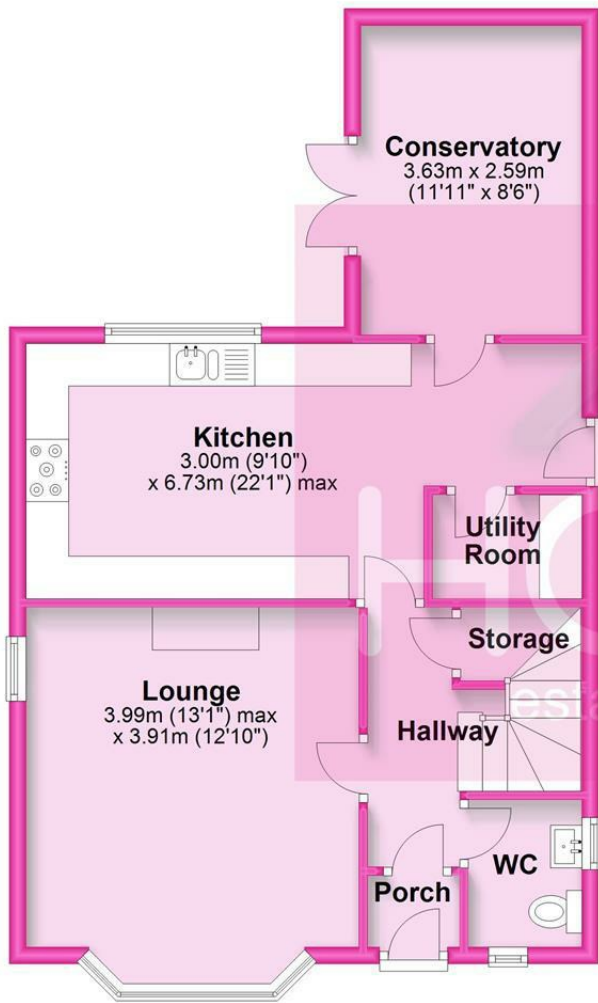
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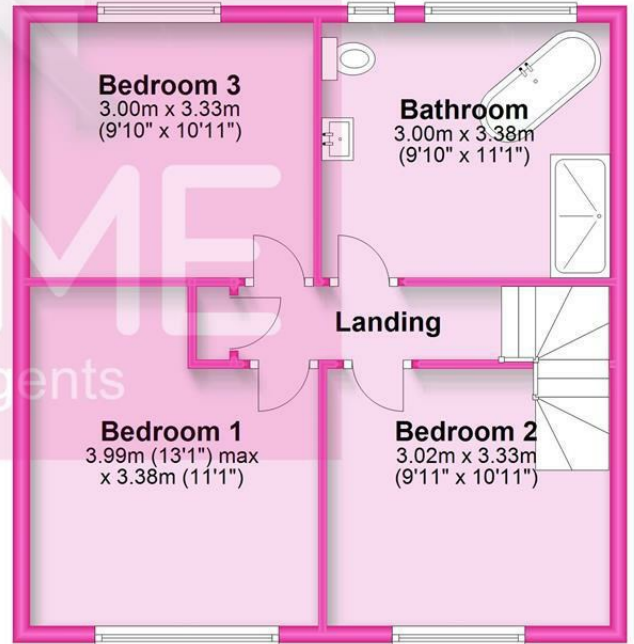
Ground Floor

Approx. 56.9 sq. metres (612.6 sq. feet)



First Floor

Approx. 48.3 sq. metres (519.8 sq. feet)



Total area: approx. 105.2 sq. metres (1132.3 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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