

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

Monton Office

0161 789 8383
222 Monton Road, Monton
M30 9LJ
🐦 @homeinmonton



32 Braemar Avenue Stretford Manchester M32 9NA

£325,000

!! EXTENDED SEMI DETACHED WITH THREE RECEPTION ROOMS !! HOME ESTATE AGENTS are please to bring to the market this well presented spacious semi detached property with three reception rooms, loft room. conservatory and garage with a large driveway. In brief the property comprises of, porch, hallway, bay fronted lounge, dining room, living room. kitchen and conservatory, to the first floor there are three well proportioned bedrooms, bathroom and a loft room. The property benefits from UPVC double glazing with gas central heating throughout To the front of the property is a gated driveway leading to the garage and to the rear a Located in the heart of Stretford and just a stones throw away from Moss park school with excellent transport links making this a perfect family home. To arrange a viewing call HOME Stretford 0161 871 3939

- EXTENDED SEMI DETACHED
- Dining room
- Three bedrooms
- Great transport links
- THREE RECEPTION ROOMS
- Living room
- Loft room
- Bay fronted lounge
- Kitchen
- Popular location



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Registered Address: 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers: Monton - 9262084 Urmston - 04331861 Stretford - 08259553

Porch

UPVC double glazed windows and front door leading in.

Hallway

UPVC double glazed door, ceiling coving, laminate floor, down lights, wall lights and double panel radiator.

Bay fronted lounge 12'02 x 12'00 (3.71m x 3.66m)

UPVC double glazed bay window to the front elevation, Ceiling coving, laminate floor, wall lights, ceiling light and double panel radiator.

Dining room 11'10 x 11'00 (3.61m x 3.35m)

French doors to the rear elevation opening into the conservatory, ceiling coving, laminate floor and single panel radiator.

Kitchen

UPVC double glazed door and window to the rear elevation, good selection of wall and base units fitted a tiled work surfaces incorporating a composite sink with mixer tap, gas hob, single oven, tiled splash backs, tiled floor and single panel radiator.

Living room

UPVC double glazed patio door, feature fireplace, ceiling coving, laminate floor and single panel radiator.

Conservatory 10'01 x 9'04 (3.07m x 2.84m)

Hard wood conservatory with leaded glass and tiled floor.

Shaped landing

UPVC double glazed window to the side elevation with open balustrade to stairs and loft access.

Bedroom One 12'09 x 10'10 (3.89m x 3.30m)

UPVC double glazed bay window to the front elevation, fitted wardrobes and single panel radiator.

Bedroom Two 10'06 x 10'05 (3.20m x 3.18m)

UPVC double glazed window to the rear elevation, fitted wardrobes and single panel radiator.

Bedroom Three 7'08 x 6'09 (2.34m x 2.06m)

UPVC double glazed window to the front elevation and single panel radiator.

Bathroom

UPVC double glazed window to the rear elevation, three piece fitted bathroom suite comprising of, corner bath fitted with shower, sink with pedestal, low level W/C and tiled to compliment.

Loft room

UPVC double glazed window to side elevation, Velux window and pull down loft ladder.

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.

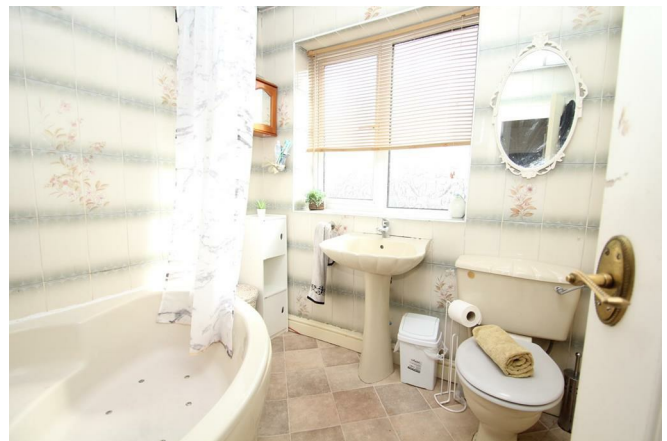
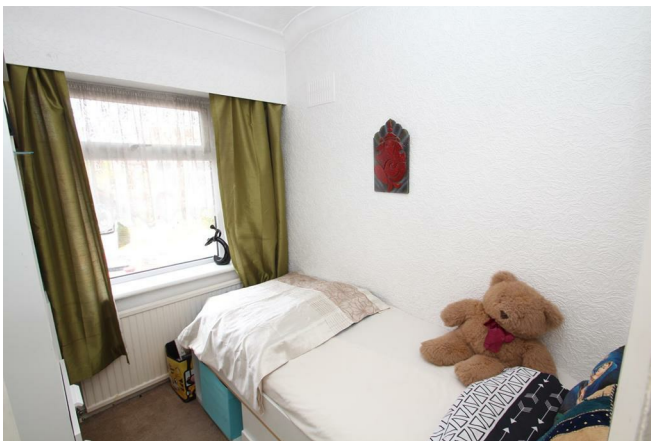


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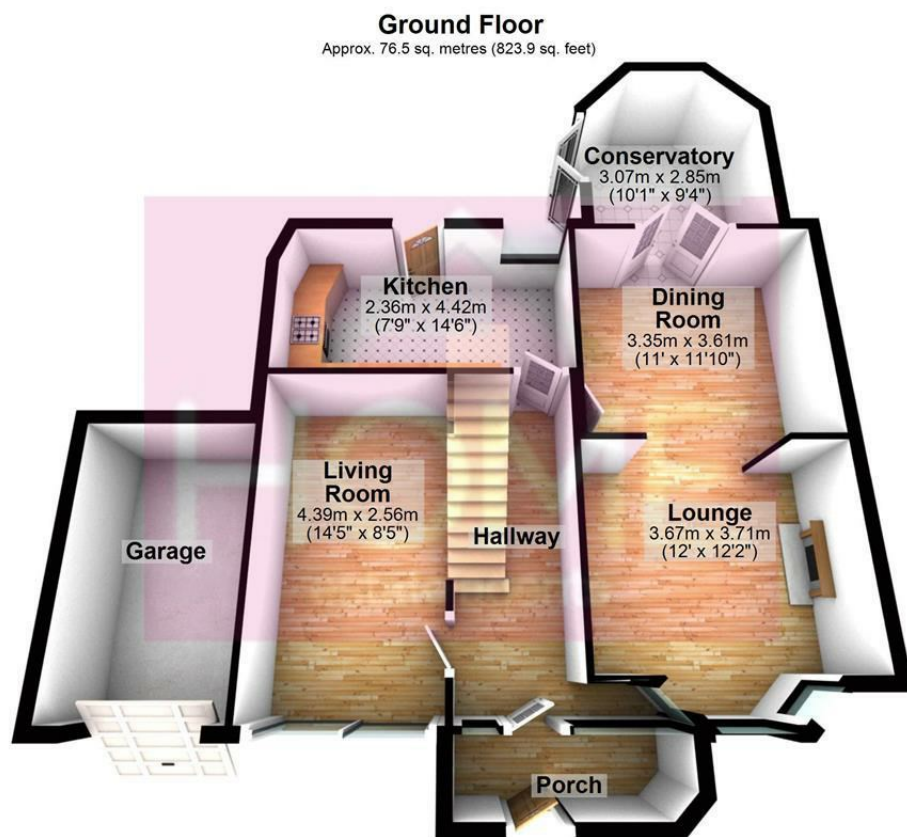


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Total area: approx. 128.0 sq. metres (1377.9 sq. feet)

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		
England & Wales	EU Directive 2002/91/EC	



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