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133 Henrietta Street Manchester M16 9PS

£269,999

SPACIOUS END TERRACE SPANNING FOUR FLOORS !! HOME ESTATE AGENTS are please to bring to the market this well presented three bedroom end terrace property benefitting from a loft room, down stairs wetroom and a cellar. In brief the property comprises of, hallway, bay fronted lounge, living room, breakfast kitchen and wetroom, to the first floor there are three bedrooms and a bathroom, to the second floor is a large loft room. The property benefits from gas central heating and is UPVC double glazed throughout. Located in the heart of Old Trafford offering excellent transport links into Manchester City centre and Media city with good local amenities and schools. To arrange a viewing call HOME Stretford 0161 871 3939.

- SPACIOUS END TERRACE
- Living room
- Three bedrooms
- Great transport links
- CELLAR AND LOFT ROOM
- Kitchen/dining room
- Popular location
- Bay fronted lounge
- Downstairs wet room
- Good local amenities parks and schools



LOCAL EXPERTS THAT GET YOU MOVING

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

Hallway

UPVC double glazed window with top light leading in, stairs to first floor and single panel radiator.

Bay fronted lounge 13'07 x 10'11 (4.14m x 3.33m)

UPVC double glazed bay window to the front elevation, oak folding room dividers, gas fire place, wall and centre lights, ceiling coving and double panel radiator.

Living room 13'09 x 11'06 (4.19m x 3.51m)

UPVC double glazed window to the rear elevation, gas fire place, ceiling coving, double doors leading to kitchen and single panel radiator.

Kitchen/dining room 20'10 x 8'00 (6.35m x 2.44m)

UPVC double glazed window and door to the side elevation, good selection of high gloss white wall and base units fitted with roll edge work surfaces incorporating a stainless steel sink with mixer tap, built in double oven, microwave, five burner stainless steel gas hob, extractor hood, down lights and double panel radiator.

Wetroom

UPVC double glazed window to the front elevation, wetroom shower area with thermostatic mixer shower, low level w/c, sink with pedestal and tiled to compliment.

Shaped landing

Open balustrade to stairs leading to loft room and single panel radiator.

Bedroom One 14'06 x 11'08 (4.42m x 3.56m)

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

Bedroom Two 12'04 x 9'03 (3.76m x 2.82m)

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

Bedroom Three 8'00 x 5'08 (2.44m x 1.73m)

UPVC double glazed window to the side elevation and double panel radiator.

Bathroom

UPVC double glazed window to the side elevation, three piece fitted bathroom suite comprising of, bath fitted with thermostatic mixer shower, low level w/c, sink with pedestal and tiled to compliment.

Loft room 16'07 x 13'04 (5.05m x 4.06m)

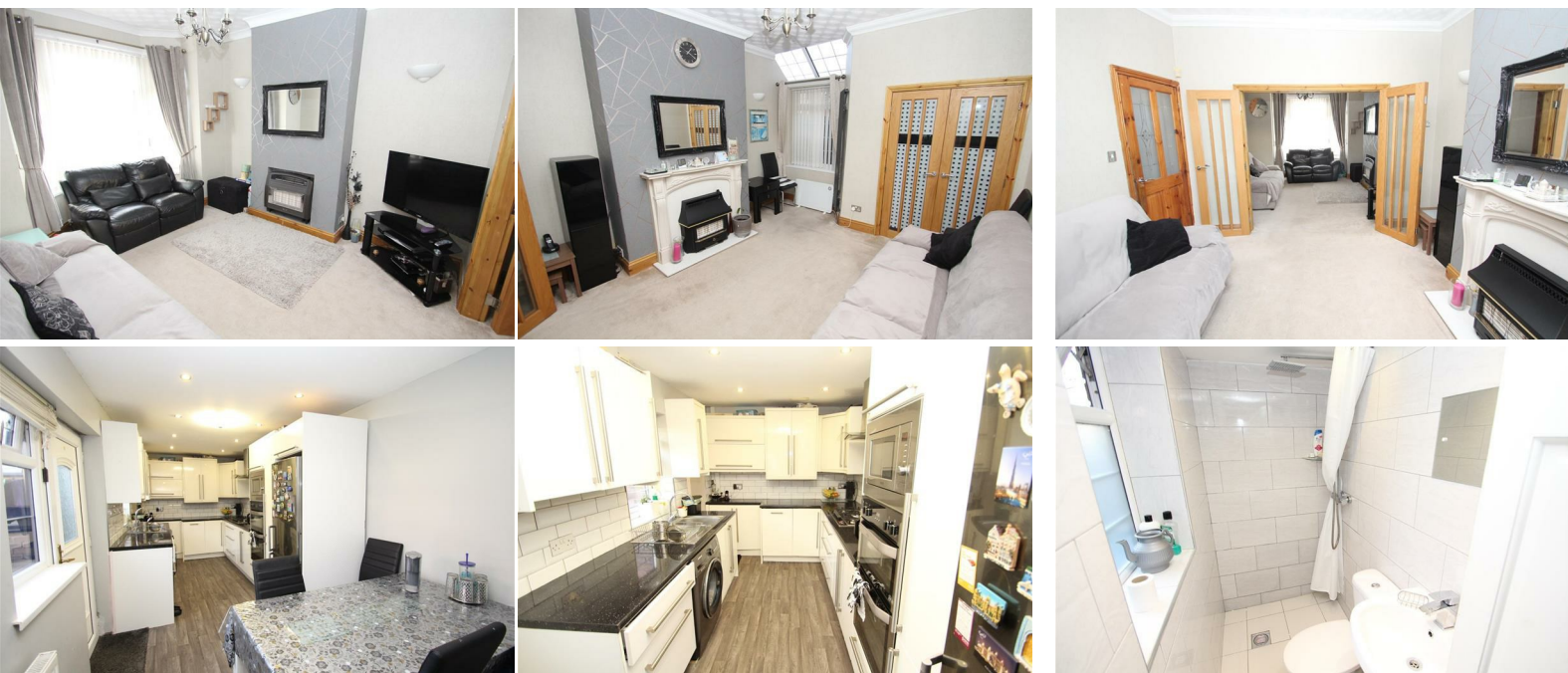
Velux window to the rear elevation, fitted wardrobes and single panel radiator.

Cellar

UPVC double glazed window to the front elevation.

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.

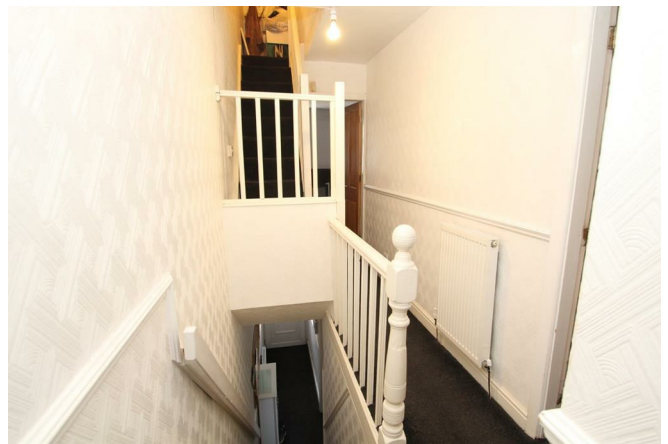


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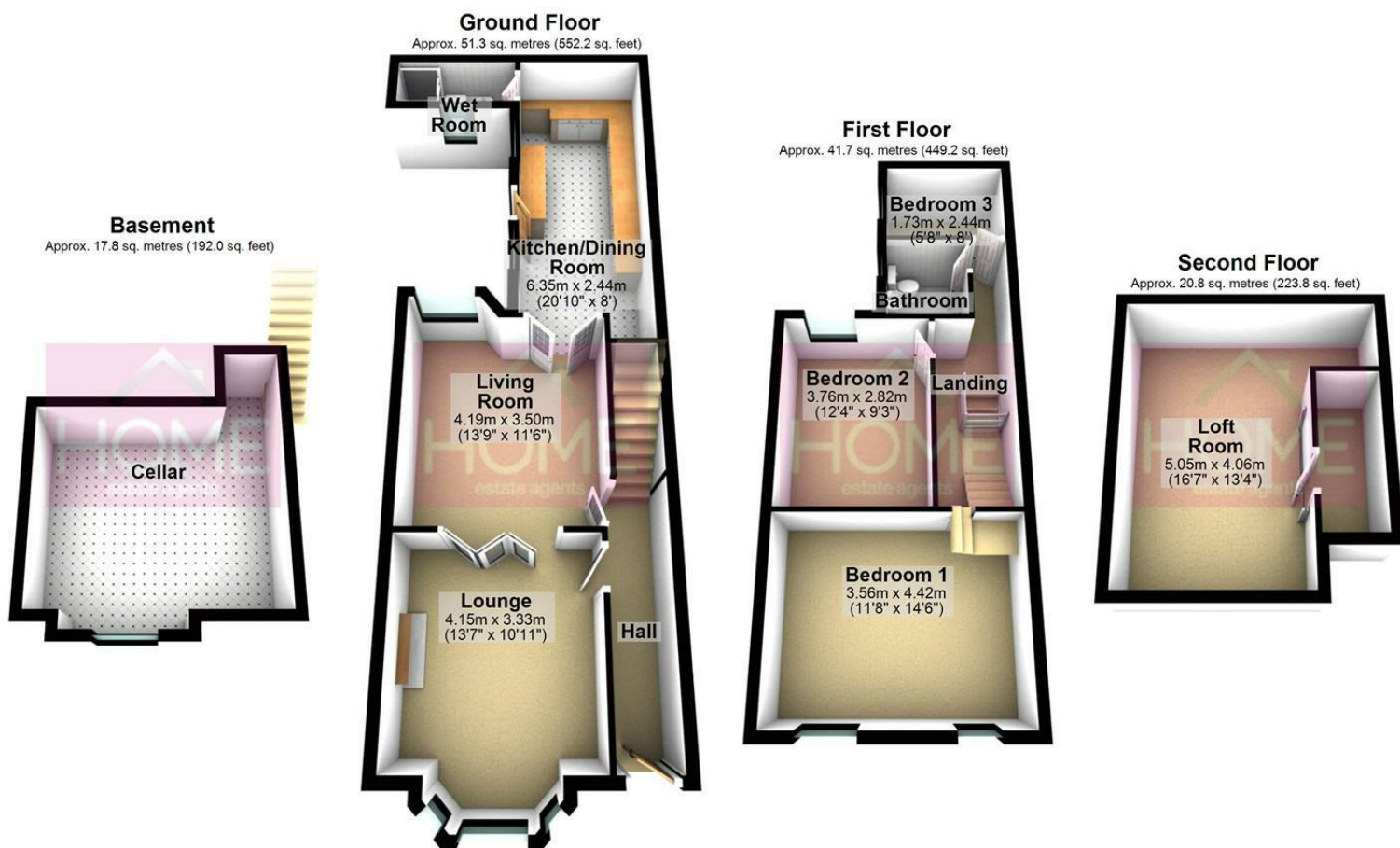


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Total area: approx. 131.7 sq. metres (1417.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	57	
(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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