

Urmston Office

0161 747 1177
1 Crofts Bank Road, Urmston
M41 0TZ
🐦 @homeinurmston

Stretford Office

0161 871 3939
145 Barton Road, Stretford
M32 8DN
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Monton Office

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20 Gorse Street Stretford Manchester M32 0HZ

£250,000

****VIRTUAL TOUR**** HOME ESTATE AGENTS are delighted to bring to the market this immaculate bay fronted three bedroom terrace property in the ever popular Gorse hill area. A true credit to the current owners this property is in true move in condition with spacious living accommodation with three double bedrooms. In brief the property comprises of, hall, bay fronted lounge, dining room and spacious modern kitchen to the first floor there are three double bedrooms and a family bathroom. The property is warmed by gas central heating and benefits from being fully UPVC double glazed. Externally to the front of the property there is a walled palisade and to the rear a mainly paved garden with Astro turf. Ideally located with great transport links including the M60 motorway network and Metro-link also just a short commute to Manchester city centre, Media city, the Trafford centre and Salford Quays. **EARLY VIEWINGS ARE STRONGLY ADVISED** call HOME Stretford to arrange a viewing 0161 871 3939.

- ****VIRTUAL TOUR****
- Dining room
- Bathroom
- Early viewing advised
- SPACIOUS THREE BEDROOM MID TERRACE
- Modern fitted kitchen`
- Popular location
- Bay fronted lounge
- Three bedrooms
- Great transport links



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



Registered Address: 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers: Monton - 9262084, Urmston - 04531861, Stretford - 08259553

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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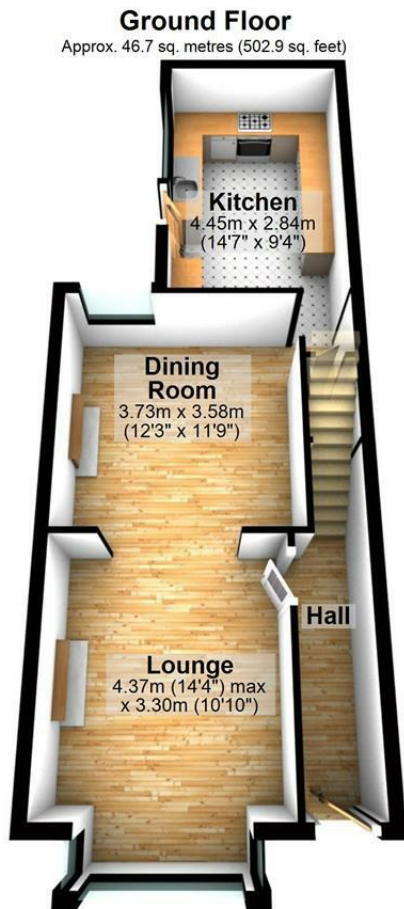


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Total area: approx. 92.9 sq. metres (1000.1 sq. feet)

| 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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