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## 28 Gorse Street Stretford Manchester M32 0HZ

### £259,999

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this spacious three bedroom mid terrace family residence. In brief the property comprises entrance vestibule, welcoming hallway, large through lounge diner, fitted kitchen, shaped landing, the three well proportioned bedrooms & a three piece bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. Externally there is a walled palisade whilst to the rear there is an enclosed courtyard with artificial lawned area. Ideally placed for transport links into Manchester & for the well regarded schools. To book your viewing call the team at HOME.

- Three bedroom terrace
- Three piece bathroom
- Courtyard to the rear
- Perfect first time buy
- Large through lounge diner
- uPVC double glazed
- Ideal for amenities
- Spacious kitchen
- Gas central heated
- Popular location

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### Vestbule

Double glazed door to the front and entrance to the hallway.

### Hallway

Door to the front, wooden effect floor and radiator. Stairs to the first floor.

### Through lounge & dining room 25'10" x 11'7" (7.88m x 3.55m)

uPVC double glazed bay window to the front and uPVC double glazed window to the rear. Spotlights and radiator.

### Kitchen 9'8" x 14'9" (2.95m x 4.52m)

A comprehensive range of matching fitted wall and base units with a rolled edged worktop over. Space for appliances. Incorporating a one and a half unit sink with mixer tap. Splash tiling, tiling floor, spotlights and gas central heating boiler. Radiator and understairs storage area. uPVC double glazed window to the rear and uPVC double glazed door leading to the rear courtyard.

### Shaped landing

Open balustrade and loft access.

### Bedroom one 14'5" x 12'1" (4.40m x 3.70m)

Two uPVC double glazed windows to the front, wooden effect floor and radiator.

### Bedroom two 9'3" x 12'5" (2.83m x 3.80m)

uPVC double glazed window to the rear and radiator.

### Bedroom three 7'6" x 9'2" (2.30m x 2.81m)

uPVC double glazed window to the rear and radiator. A range of built in wardrobes with hanging and shelving space.

### Bathroom

A three piece suite comprises a low level WC, wash hand basin and bath with shower over. Radiator and uPVC double glazed opaque window to the side.

### Externally

Externally there is a walled palisade whilst to the rear there is an enclosed courtyard with artificial lawned area. I

### Tenure

The property is Freehold.

### Council tax

The property is council tax band B.

### 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



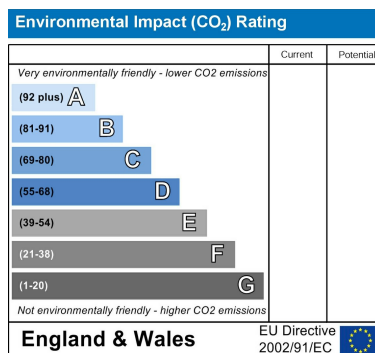
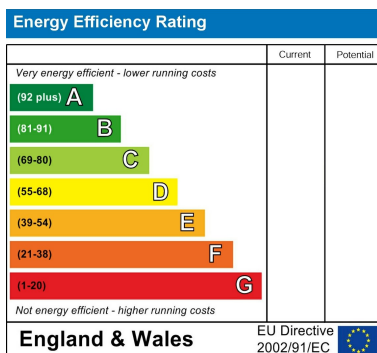
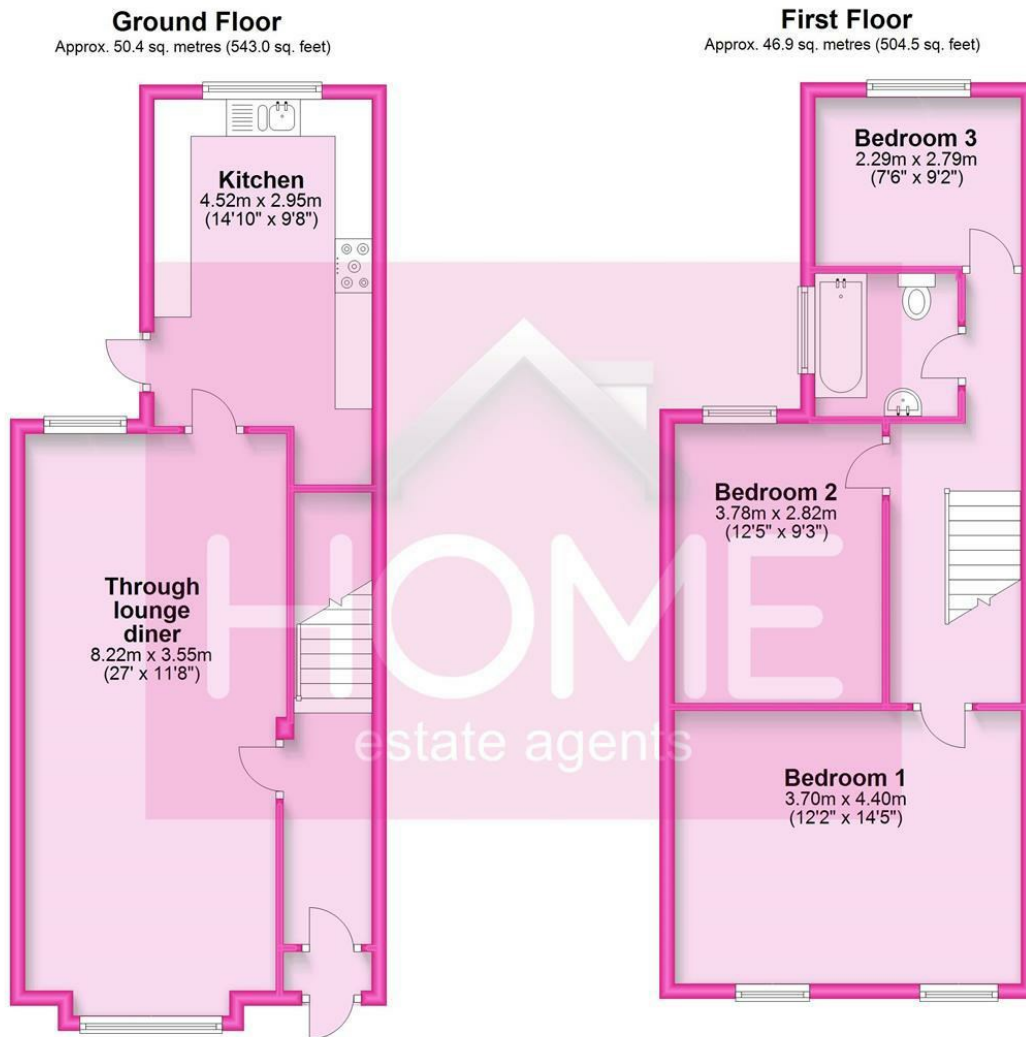
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