



## 31 Rutland Avenue Firwood Manchester M16 0JF

### £339,999

EXTENDED FOUR BEDROOM SEMI DETACHED PROPERTY OCCUPYING A SPACIOUS CORNER PLOT !! HOME ESTATE AGENTS are pleased to bring to the market this well presented family home extended with a large downstairs bedroom which can be used as an additional reception area or knocked through into the kitchen. In brief the property comprises of, porch, hallway, bay fronted lounge, open through to dining room, extended kitchen, large down stairs bedroom/reception room and a down stairs w/c, to the first floor there are three spacious bedrooms and a shower room. the property benefits from double glazed windows and is gas central heated throughout. Externally the property occupies a generous corner position and is positioned at the head of a quiet cul-de-sac. The property is located in the ever popular Firwood just a short walk from Chorlton village and Longford park. Good local transport links including the Metro-link and M60 motorway network with popular local and schools and good amenities. To arrange a viewing call HOME Stretford 0161 871 3939.

- FOUR BEDROOM EXTENDED SEMI DETACHED
- Bay fronted lounge/dining room
- Down stairs w/c
- Good local schools and amenities
- VIRTUAL TOUR
- Extended kitchen
- Quiet cul-de-sac
- Spacious corner plot
- Large downstairs bedroom
- Great transport links



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### Porch

UPVC double glazed porch.

### Hallway

Wood front door leading in, laminate floor, under stairs W/C, ceiling coving, dado rail and single panel radiator.

### Bay fronted lounge 13'08 x 11'07 (4.17m x 3.53m)

UPVC double glazed window to the front elevation, gas fire with ornate surround, ceiling coving and double panel radiator.

### Dining room 13'02 x 11'03 (4.01m x 3.43m)

Door and window to the rear elevation, open through to lounge, ceiling coving and double panel radiator.

### Extended Kitchen 19'04 x 6'10 (5.89m x 2.08m)

UPVC double glazed door and window to the side and rear elevation, velux roof window, high gloss wall and base units fitted with roll edge work surfaces incorporating a composite sink with mixer tap, built in double oven, 5 burner gas hob, stainless steel extractor hood, tiled splash backs and laminate floor.

### Down stairs bedroom 18'04 x 10'07 (5.59m x 3.23m)

UPVC double glazed windows and door to the side and front elevations, fitted wardrobes and single panel radiator.

### Shaped landing

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

### Bedroom Two 15'05 x 11'03 (4.70m x 3.43m)

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

### Bedroom Three 11'04 x 11'03 (3.45m x 3.43m)

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

### Bedroom Four 7'11 x 6'10 (2.41m x 2.08m)

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

### Bathroom

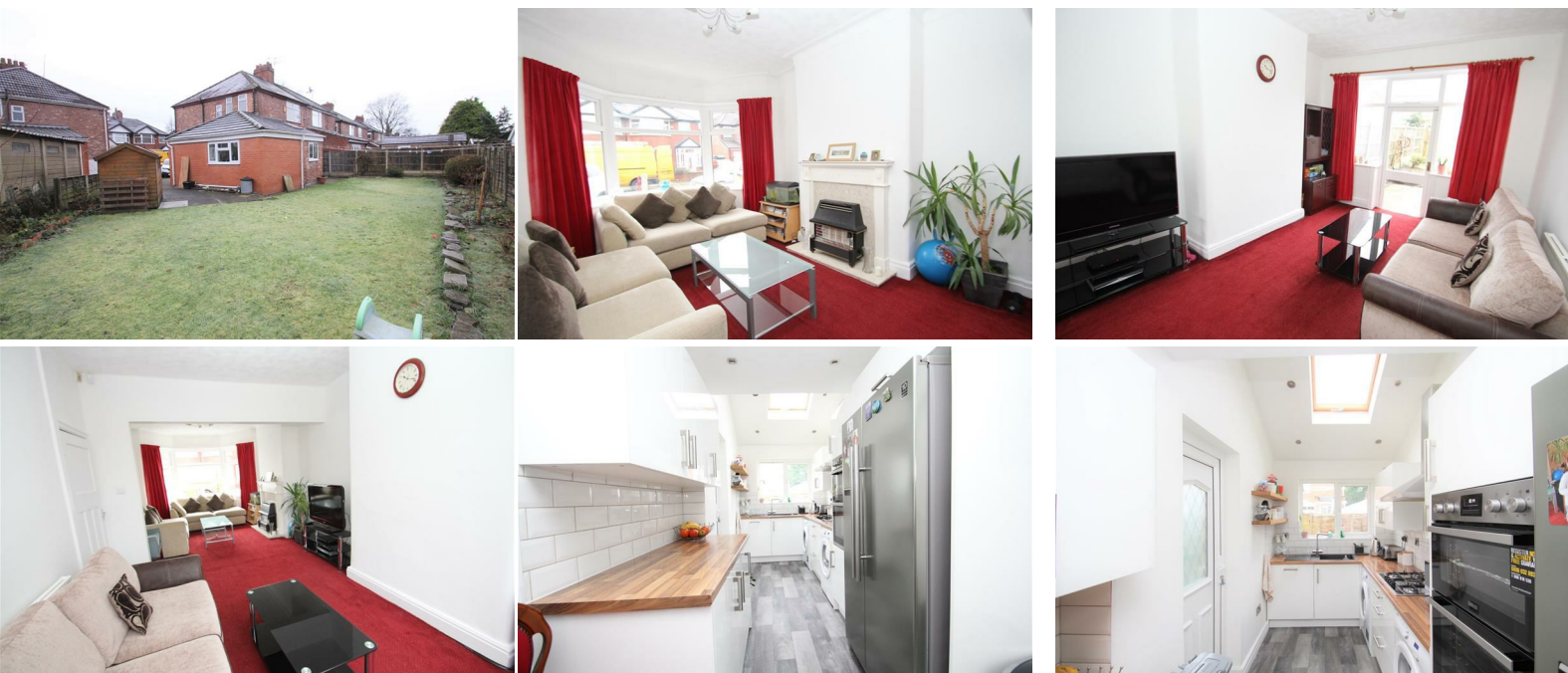
UPVC double glazed window to the side elevation, Three piece fitted shower suite comprising of, walk in shower fitted electric shower, low level w/c, sink with pedestal, tiled to compliment with heated towel radiator.

### Externally

To the front of the property is a gated driveway leading down the side, to the rear is a large mainly lawned garden with patio area and well stocked borders.

### 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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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553





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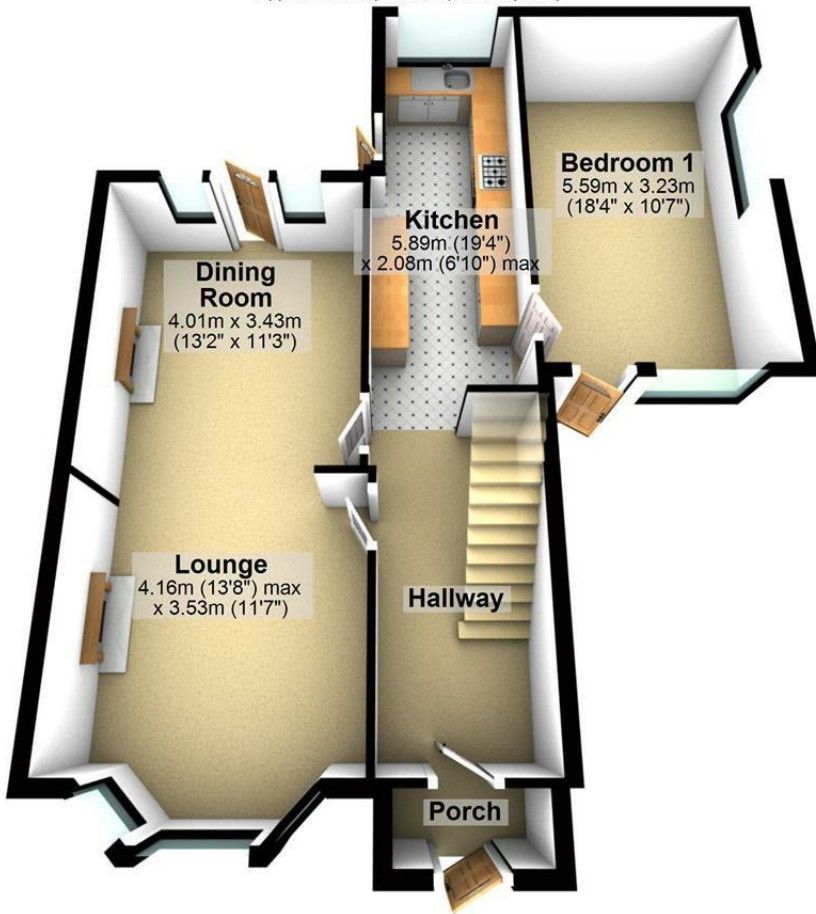
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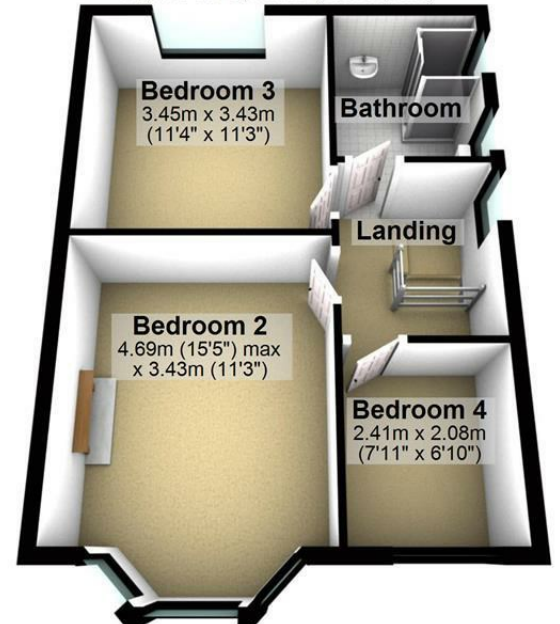
## Ground Floor

Approx. 67.7 sq. metres (728.5 sq. feet)



## First Floor

Approx. 42.1 sq. metres (453.5 sq. feet)



Total area: approx. 109.8 sq. metres (1182.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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