



86 Audley Avenue Stretford Manchester M32 9TG

Offers over £240,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this well appointed three bedroom end quasi semi detached which must be viewed to be fully appreciated. In brief the accommodation comprises hallway, lounge, dining kitchen, shaped landing, the three well proportioned bedrooms & three piece bathroom. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a gravelled driveway providing private off road parking. To the rear is a wooden decked park too with artificial lawned garden with a further wooden decked patio beyond. Ideally placed for transport links, the Trafford Centre & the well regarded schools. To book your viewing call the team at HOME.

- Ideal for transport links
- Lounge
- uPVC double glazed
- Garden not overlooked
- Three bedrooms
- Dining kitchen
- Gas central heating
- End quasi semi detached
- Three piece bathroom
- Driveway & garage

LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Hallway

UPVC double glazed door to the front, wooden effect floor and radiator. Stairs to the first floor.

Lounge 12'11" x 12'3" (3.94m x 3.75m)

UPVC double glazed box bay window to the front, wall mounted electric fire, coved ceiling and radiator

Dining kitchen 10'2" x 12'3" (3.10m x 3.75m)

UPVC double glazed window to the rear and door to the side vestibule. A range of fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sink with mixer tap. Integrated hob, oven and extractor fan. Space for appliances. Radiator. Understudies storage pantry.

Rear vestibule

UPVC double glazed door leading to the rear garden.

Shaped landing

Open balustrade, loft access and uPVC double glazed window to the side.

Bedroom one 9'4" x 12'10" (2.86m x 3.93m)

UPVC double glazed box bay window to the front, picture rail and radiator.

Bedroom two 10'4" x 9'4" (3.17m x 2.86m)

UPVC double glazed window to the rear, picture rail and radiator.

Bedroom three 7'9" x 6'1" (2.37m x 1.87m)

UPVC double glazed window to the front and radiator.

Bathroom

A three piece suite comprises low level WC, wash hand basin and bath with shower over. UPVC double glazed window to the rear, spotlights and extractor fan.

Garage

A detached garage with up and over door to the front.

Externally

To the front of the property there is a gravelled driveway providing private off road parking. To the rear which is not overlooked, is a wooden decked park too with artificial lawned garden with a further wooden decked patio beyond.

Tenure

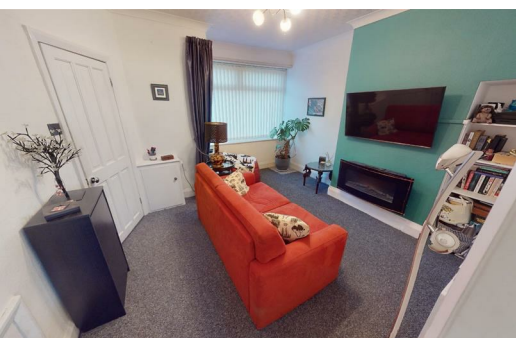
The property is leasehold with £3.50 payable annually.

Council tax

The council tax band is C.

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.



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



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



LOCAL EXPERTS THAT GET YOU MOVING

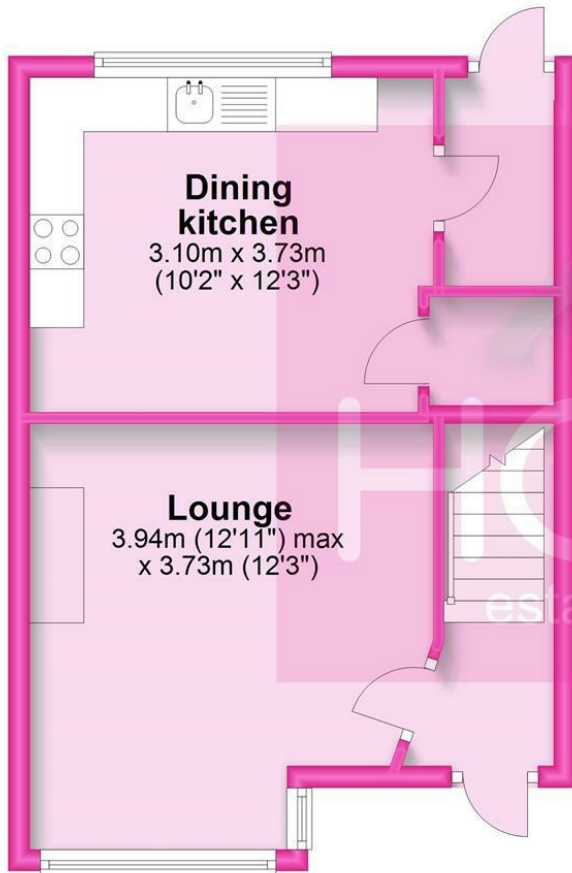
 www.homeestateagents.com



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

Ground Floor

Approx. 32.8 sq. metres (353.6 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.1 sq. feet)



Total area: approx. 64.8 sq. metres (697.7 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	

LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com



Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Mon-ton - 9262084 Urm-ton - 04331861 Stretford - 08259553