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## 38 Elm Drive Stretford Manchester M32 9AR

### £349,999

VIRTUAL VIEWING! HOME ESTATE AGENTS are privileged to offer for sale this well appointed three bedroom semi detached family residence. Occupying an enviable corner position & in 'move in' condition. In brief the accommodation comprises welcoming hallway, lounge diner, modern fitted kitchen, downstairs WC, utility space, shaped landing, the three well proportioned bedrooms & a three piece bathroom suite. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front there is a pleasant garden with pathway to the front door. To the side there is a generous mainly lawned garden with access to the side. To the side there is a lawned garden & pathway. The property is warmed by as central heating & is fully uPVC double glazed. Ideally placed for transport links, the well regarded schools & amenities. To book your viewing call the team at HOME.

- CORNER POSITION
- PLANS FOR EXTENSION WITH PLANING PERMISSION
- Three bedroom semi detached
- Lounge diner
- Modern fitted kitchen
- Downstairs WC
- Utility space
- Three piece bathroom suite
- Gas central heated
- uPVC double glazed



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### Hallway

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

### Lounge diner 13'5" x 22'1" (4.09m x 6.74m )

uPVC double glazed window to the front and uPVC double glazed French doors leading to the rear garden. Wooden effect floor and two radiators.

### Breakfast kitchen 10'9" x 10'3" (3.28m x 3.13m )

A range of fitted wall and base units with a rolled edged worktop over. Integrated hob, double oven and extractor fan. Space for other appliances. Incorporating a one and a half unit sink with mixer tap. Breakfast bar, splash tiling, spotlights and radiator. uPVC double glazed windows to the rear and the side.

### Side hallway

Access to utility area and downstairs WC. uPVC double glazed door giving access to the side garden.

### Downstairs WC

A low level WC.

### Utility area

Currently used for storage.

### Shaped landing

Open balustrade and uPVC double glazed window to the side.

### Bedroom one 12'2" x 11'11" (3.72m x 3.64m )

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

### Bedroom two 12'2" x 9'5" (3.72m x 2.89m )

uPVC double glazed window to the rear, wooden effect floor and radiator.

### Bedroom three 8'3" x 8'9" (2.53m x 2.68m )

uPVC double glazed window to the front, wooden effect floor, coved ceiling and radiator.

### Bathroom 8'9" x 6'2" (2.68m x 1.88m )

A three piece suite comprises low level WC, vanity wash hand basin with storage below and P-shaped bath with whirlpool jets with shower s=over. Tiling to compliment and tiled floor. Radiator. uPVC double glazed window to the side.



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





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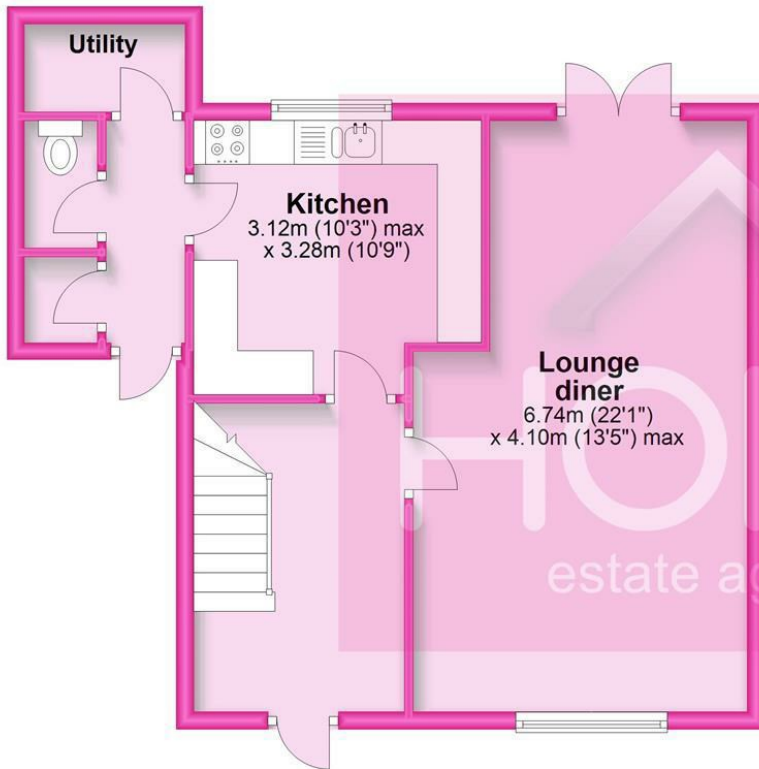


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## Ground Floor

Approx. 49.4 sq. metres (531.7 sq. feet)



## First Floor

Approx. 41.7 sq. metres (449.3 sq. feet)



Total area: approx. 91.1 sq. metres (980.9 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		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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