

**Urmston Office**

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

**Stretford Office**

0161 871 3939  
145 Barton Road, Stretford  
M32 8DN  
🐦 @homeinstretford

**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
M30 9LJ  
🐦 @homeinmonton



## 23 Colley Street Stretford Manchester M32 0SB

### £189,999

THREE BEDROOM MID TERRACE WITH NO CHAIN !! HOME ESTATE AGENTS are pleased to bring to the market this spacious three bedroom mid terrace property with recently fitted modern bathroom being sold with no onward chain. In brief the property comprises of, storm porch, hallway, lounge, dining room and fitted kitchen, to the first floor there are three well proportioned bedrooms with a modern bathroom suite. To the front of the property is a walled palisade and the rear a low maintenance garden with brick built outhouse. the property benefits from UPVC double glazing with gas central heating throughout. Located in a popular area of Stretford with good local schools and amenities and great transport links including the M60 motorway network and Metro-link with just a short commute to Media city Manchester city centre and the Trafford centre. To arrange a viewing call HOME on 0161 871 3939.

- CHAIN FREE !!
- Dining room
- Modern bathroom
- Great transport links
- IDEAL FIRST TIME PURCHASE
- Kitchen
- Popular location
- lounge
- Three spacious bedrooms
- Good local amenities

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### Hallway

UPVC double glazed door leading in, ceiling coving and single panel radiator.

### Bay fronted lounge 13'11 x 11'11 (4.24m x 3.63m)

UPVC double glazed windows to the front elevation, feature fire place, ceiling coving, picture rail laminate floor and double panel radiator.

### Dining room 14'09 x 12'02 (4.50m x 3.71m)

UPVC double glazed window to the rear elevation, laminate floor, built in storage cupboards, picture rail and double panel radiator.

### Kitchen 14'03 x 9'03 (4.34m x 2.82m)

UPVC double glazed window and patio doors to the side elevation, selection of wall and base units fitted with roll edge work surfaces incorporating a stainless steel sink with mixer tap, tiled splash backs, and double panel radiator.

### Shaped landing

open balustrade to stairs and loft access.

### Bedroom One 15'01 x 11'02 (4.60m x 3.40m)

UPVC double glazed windows to the front elevation, wood floor boards, feature fireplace, ceiling coving and double panel radiator.

### Bedroom Two 12'02 x 9'09 (3.71m x 2.97m)

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

### Bedroom Three 9'03 x 8'09 (2.82m x 2.67m)

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

### Bathroom

UPVC double glazed window to the side elevation, recently fitted bathroom suite comprising of, bath fitted with thermostatic mixer shower and glass shower screen, low level w/c, sink with pedestal, tiled to compliment and heated chrome towel radiator.

### Externally

To the front of the property is a walled palisade and to the rear a low maintenance garden with brick built outhouse.

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



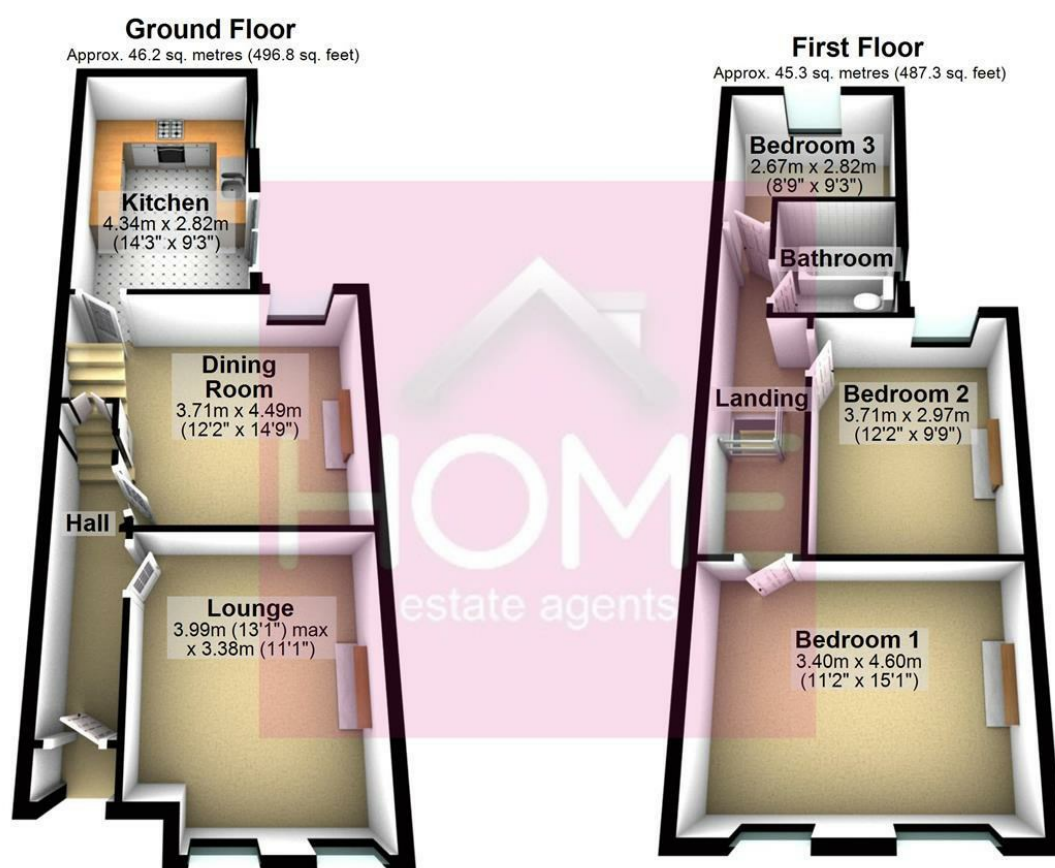


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Total area: approx. 91.4 sq. metres (984.1 sq. feet)

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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