

Urmston Office

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Stretford Office

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12 Haig Road Stretford Manchester M32 0DS
£229,950

EXTENDED THREE BEDROOM FAMILY HOME!! BEING SOLD WITH NO VENDOR CHAIN!! HOME ESTATE AGENTS are privileged to bring to the market this well presented three bedroom semi detached property situated on a very popular road. In brief the property comprises of, porch, hallway, lounge, dining room, extended kitchen, Utility room, shaped landing, three well proportioned bedrooms a three piece fitted family bathroom, the property is fully UPVC double glazed and warmed by gas central heating. To the front of the property is a walled garden with driveway, to the rear there is a good sized lawn garden and patio area. The property is situated in a popular and quiet road with good local schools and transport links, just a short distance from Media city and the Trafford centre. To arrange a viewing call HOME on 0161 871 3939 !!

- !! CHAIN FREE !!
- Off road parking
- Utility Room
- DESIRABLE LOCATION
- Bay fronted lounge
- Extended Kitchen
- THREE DOUBLE BEDROOMS
- Dining room
- Three piece family bathroom



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Entrance hallway

UPVC double glazed door leading in, stairs to first floor, picture rail and double panel radiator.

Bay fronted lounge 13'4 x 10'3 (4.06m x 3.12m)

UPVC double glazed bay window to the front elevation, feature fire place, ceiling coving, picture rail, wall and ceiling lights and double panel radiator.

Dining room 12'1 x 8'10 (3.68m x 2.69m)

Patio doors to the rear elevation, ceiling coving, picture rail and single panel radiator.

Kitchen 17'6 x 16'10 (5.33m x 5.13m)

UPVC double glazed French doors and window to the rear elevation, selection of wall and base units fitted with roll edge work surfaces incorporating a stainless steel sink with mixer tap, breakfast bar, tiled floor and splash backs and 2 x single panel radiators.

Utility room 6'4 x 6'3 (1.93m x 1.91m)

UPVC doors to front elevation, combination boiler and laminate floor.

Shaped landing

Open balustrade to stairs and loft access.

Bedroom One 13'5 x 12'1 (4.09m x 3.68m)

UPVC double glazed bay window to the front elevation, fitted wardrobes with matching dressing table, dado rail and double panel radiator.

Bedroom Two 12'3 x 8'10 (3.73m x 2.69m)

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

Bedroom Three 18'5 x 7'1 (5.61m x 2.16m)

UPVC double glazed windows to front and rear elevations, laminate floor and single panel radiator.

Bathroom

UPVC double glazed window to the rear elevation, three piece bathroom suite comprising of, bath fitted with electric shower, sink and pedestal, low level w/c, tiled to compliment, vinyl floor and single panel radiator.

Externally

To the front of the property there is a driveway providing off road parking.

To the rear of the property there is a flagged patio area and a lawn garden.

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.

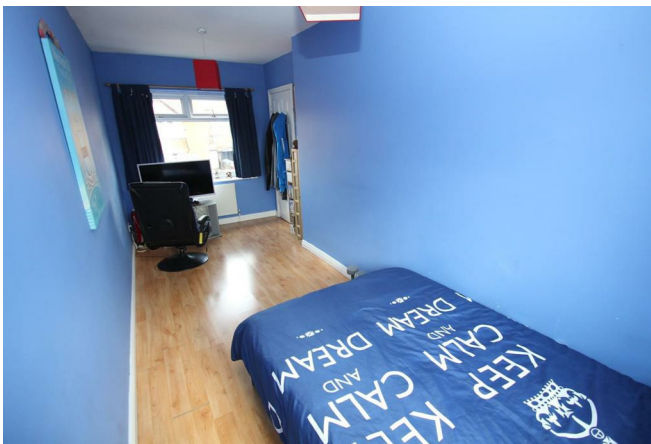


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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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Total area: approx. 106.8 sq. metres (1149.7 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	
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