

Urmston Office

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Stretford Office

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179 Chatsworth Road Stretford Manchester M32 9PY

£229,999

SOUTH FACING GARDEN !! HOME ESTATE AGENTS are please to bring to the market this spacious three bedroom property with three receptions rooms and located on a generous sized plot with off road parking and large south facing garden with detached garage. In brief the accommodation comprises of, porch, lounge, sitting room, dining room and kitchen, to the first floor there are three bedrooms and a bathroom. externally to the front of the property is a lawned garden with gated driveway leading down the side to a detached garage, to the rear a south facing lawned garden with patio area. the property also benefits from UPVC double glazing and gas central heating. located close to the Urmston border with good local shops and schools and offering great transport links including the M60 Motorway network. To arrange a viewing call Home Stretford 0161 871 3939.

- SOUTH FACING GARDEN
- LOCATED ON THE URMSTON BORDER
- Lounge
- Sitting room
- Dining room
- Kitchen
- Three bedrooms
- Large gardens
- Detached garage
- Off road parking

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Porch

Composite front door with UPVC double glazed windows.

Lounge 22'06 x 11'02 (6.86m x 3.40m)

Patio doors to the rear elevation, ceiling coving, picture rail, TV point and double panel radiator.

Sitting room 12'03 x 8'08 (3.73m x 2.64m)

UPVC double glazed windows to the front and side elevation, storage cupboard and double panel radiator.

Dining room 8'08 x 8'07 (2.64m x 2.62m)

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

Kitchen 13'08 x 6'08 (4.17m x 2.03m)

Composite front door and UPVC double glazed window to the front and rear elevations, large selection of wall and base units fitted with roll edge work surfaces incorporating a stainless steel sink with mixer tap, built in oven, gas hob, extractor hood, tiled splash backs and floor.

Shaped landing

UPVC double glazed window to the front elevation, open balustrade to stairs and loft access.

Bedroom One 12'08 x 11'01 (3.86m x 3.38m)

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

Bedroom Two 12'01 x 8'09 (3.68m x 2.67m)

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

Bedroom Three 9'07 x 7'11 (2.92m x 2.41m)

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

Bathroom

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



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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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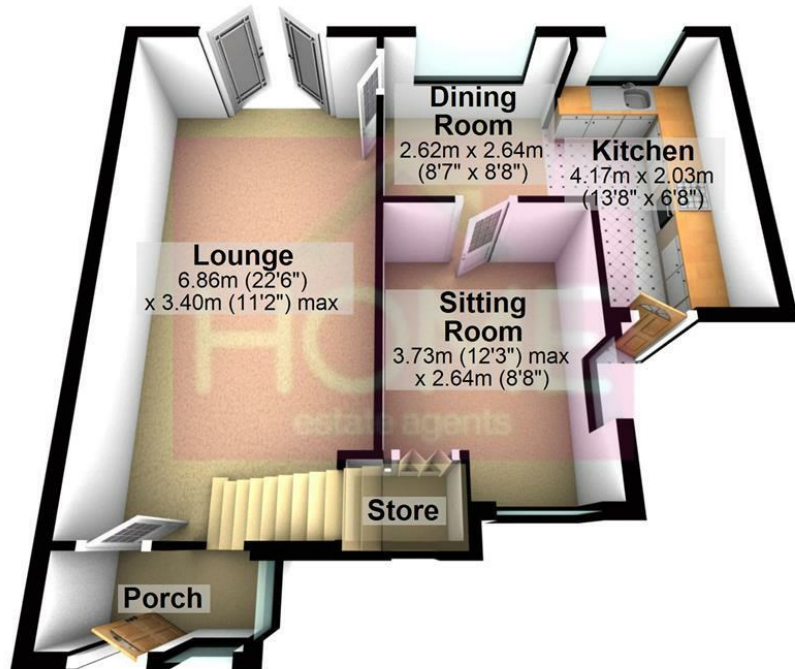
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Ground Floor

Approx. 52.6 sq. metres (566.0 sq. feet)



First Floor

Approx. 41.6 sq. metres (448.2 sq. feet)



Total area: approx. 94.2 sq. metres (1014.2 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		
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Not environmentally friendly - higher CO ₂ emissions		
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