



13 Clyne Street Stretford Manchester M32 0SA

£259,999

WELL PRESENTED THREE BEDROOM SEMI-DETACHED !! HOME ESTATE AGENTS are pleased to bring to the market this spacious three bedroom semi detached property located close to Media city with fantastic gardens, off road parking and a detached garage. In brief the property comprises of, Entrance hallway, bay fronted lounge, dining room, kitchen and outhouse with w/c and utility area. To the first floor are three well proportioned bedrooms and a family bathroom. The property benefits from UPVC double glazing with gas central heating throughout. To the front of the property is a gated driveway leading down the side to a detached garage, to the rear of the property there is a mainly lawned garden with patio area. Located in a popular area of Stretford with good local schools and amenities with great transport links including the Metro-link and M60 motorway network, also just a short commute into Manchester city centre Media city and The Trafford centre. To arrange a viewing call Home Stretford 0161 871 3939

- SPACIOUS BAY FRONTED SEMI DETACHED
- TWO RECEPTION ROOMS
- Kitchen
- Three spacious bedrooms
- Utility room
- Down stairs w/c
- Good local amenities
- Great transport links
- Off road parking
- Detached garage

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Entrance hallway

Wood front door leading in, laminate floor and single panel radiator.

Bay fronted lounge 13'11 x 13'01 (4.24m x 3.99m)

UPVC double glazed bay window to the front elevation, feature fire place, laminate floor and double panel radiator.

Dining room 13'11 x 11'05 (4.24m x 3.48m)

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

Kitchen 7'11 x 7'05 (2.41m x 2.26m)

UPVC double glazed door and window to the rear and side elevations, selection of wall and base units fitted with roll edge work surfaces incorporating a stainless steel sink with mixer tap, wall mounted combination boiler with tiled splash backs.

Utility room

Wood window to the rear elevation

Shaped landing

UPVC double glazed window to the side elevation, loft access and double panel radiator.

Bedroom One 12'00 x 11'07 (3.66m x 3.53m)

UPVC double glazed window to the front elevation, fitted wardrobes, laminate floor and single panel radiator.

Bedroom Two 14'00 x 9'10 (4.27m x 3.00m)

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

Bedroom Three 9'06 x 8'04 (2.90m x 2.54m)

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

Bathroom

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

Externally

To the front of the property is a gated driveway leading down the side to a detached garage, to the rear is a mainly lawned garden with patio area.

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.

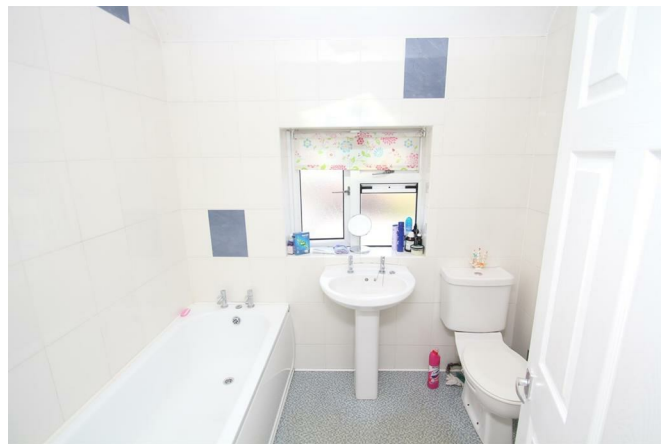


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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

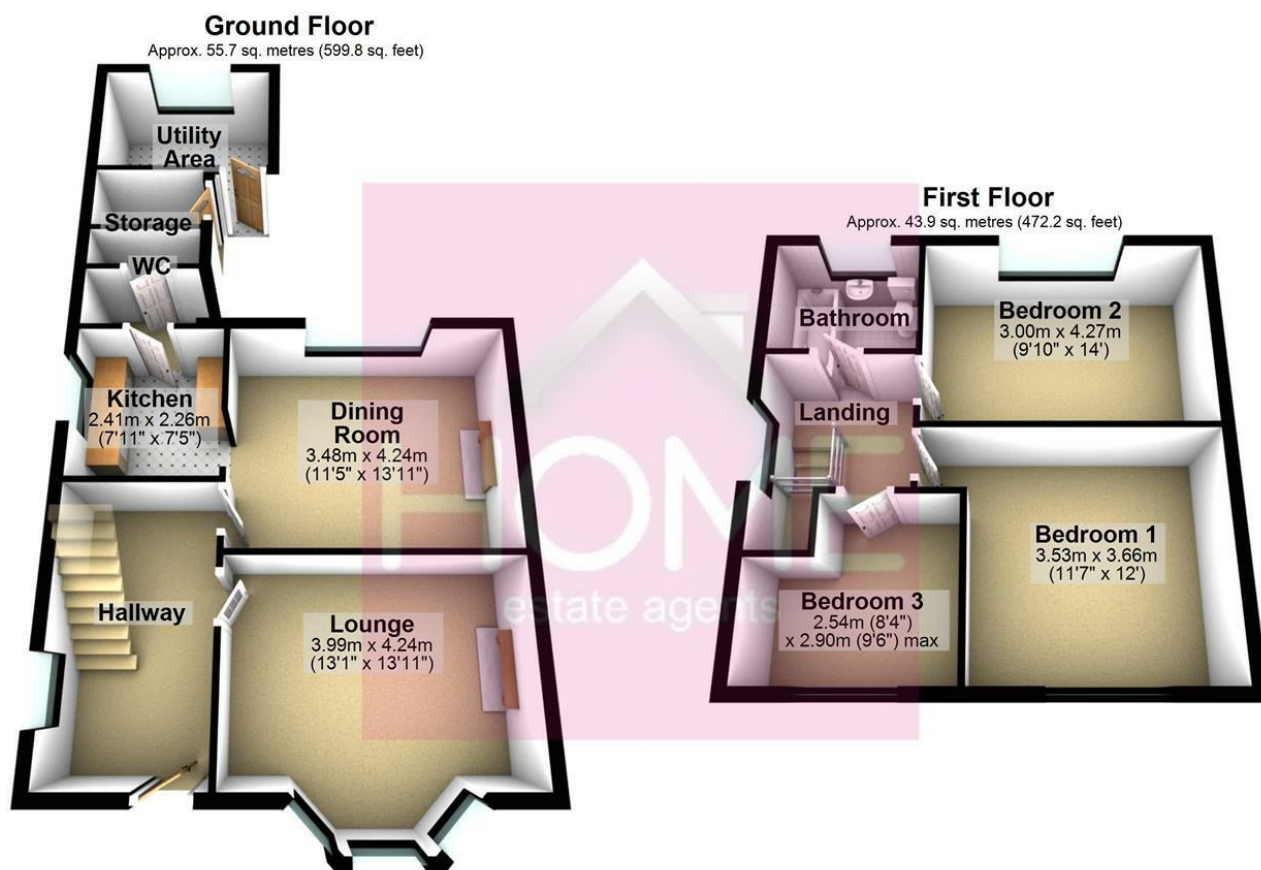


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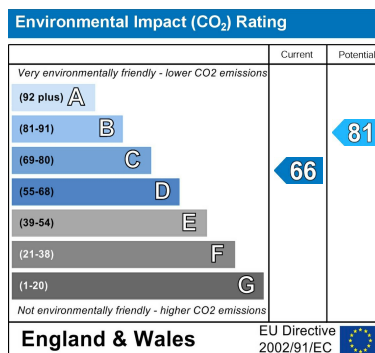
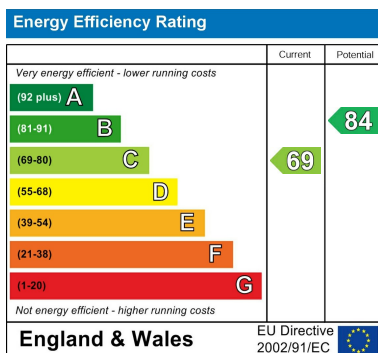
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Total area: approx. 99.6 sq. metres (1072.0 sq. feet)



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