

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



12 Matlock Road Stretford Manchester M32 9QB
£150,000

CHAIN FREE !! IDEAL FOR FIRST TIME BUYERS !! HOME estate agents are pleased to bring to the market this much loved two bedroom mid terrace property in a popular location and just 2 minutes from Humphrey park train station. In brief the property comprises of, entrance hallway, lounge, kitchen/diner, down stairs w/c, to the first floor are two well proportioned bedrooms and a family bathroom. To the front of the property is a mature garden and boasting a larger than average lawned rear garden with patio areas. Situated in a popular location just minutes from the Trafford centre, Salford quays and Media city with good local schools and transport links, Early viewings are strongly advised ! Call HOME on 0161 871 3939 to arrange your viewing.

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Entrance hallway

Wood front door leading in, stairs to first floor and single panel radiator.

Lounge 15'02 x 11'08 (4.62m x 3.56m)

window to front elevation, laminate floor, dado rail, fire surround, TV point and single panel radiator.

Kitchen/diner 11'11 x 9'06 (3.63m x 2.90m)

window and door to rear elevation, selection of wall and base units fitted with roll edge work surfaces incorporating a stainless steel sink with mixer tap, single oven, gas hob, extractor hood, storage cupboard and single panel radiator.

down stairs w/c

Low level w/c

Bedroom One 15'00 x 12'11 (4.57m x 3.94m)

window to the front elevation, storage cupboard and single panel radiator.

Bedroom Two 12'00 x 8'11 (3.66m x 2.72m)

window to the rear elevation and single panel radiator.

Bathroom

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

Externally

To the front of the property is a gated drive with lawn garden with path leading down the side, to the rear is a generous lawned garden with patio areas and garden shed.

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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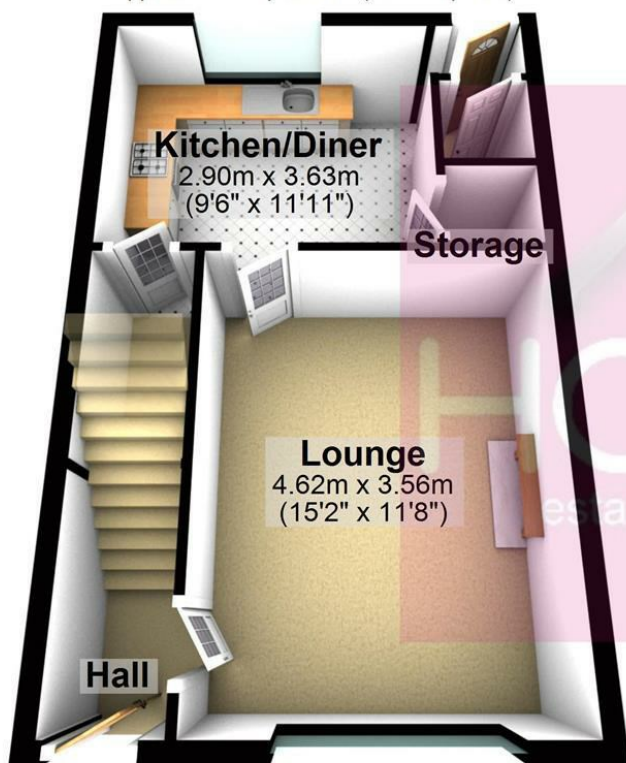
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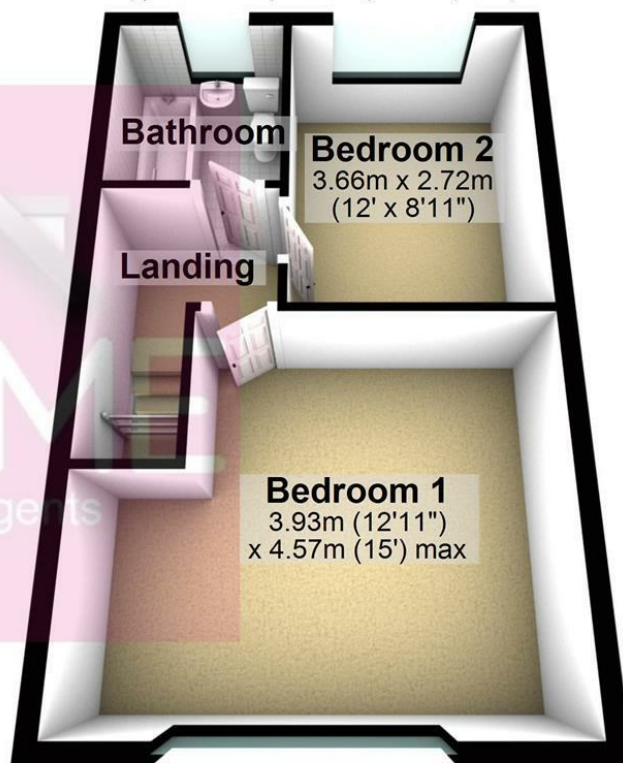
Ground Floor

Approx. 38.1 sq. metres (409.6 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.5 sq. feet)



Total area: approx. 74.4 sq. metres (801.1 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		
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