

**Urmston Office**

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**Stretford Office**

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**25 Park Road Stretford Manchester M32 8FE**  
**£395,000**

LARGE PERIOD FOUR BEDROOM SEMI DETACHED PROPERTY LOCATED OPPOSITE VICTORIA PARK !! HOME ESTATE AGENTS are privileged to bring to the market this impressive period property with large loft room and cellar located opposite Victoria park. In brief the property comprises of, spacious entrance hallway, bay fronted lounge, dining room extended through to a sitting room, extended kitchen with dining area, down stairs shower room, to the first floor are four generous sized bedrooms with a family bathroom, the large loft room has been converted with a staircase and two further storage areas, to the basement is a utility room with plenty of storage space. To the front of the property is a large block paved driveway and to the rear a mainly lawned garden with decking area. The property benefits from being UPVC double glazed through out and has gas central heating. Ideally situated for good local schools and amenities with great local transport links including Stretford metro link station and the M60 motorway network. To arrange a viewing call HOME on 0161 871 3939.

- SPACIOUS FOUR BEDROOM PERIOD PROPERTY
- SPANNING FOUR FLOORS
- Bay fronted lounge
- Extended kitchen/diner
- Extended reception room
- Four generous bedrooms
- Two bathrooms
- Loft room
- Popular location with good local schools and amenities



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**Entrance hallway 13'07 x 6'03 (4.14m x 1.91m)**

Hardwood front door with side lights leading in, UPVC double glazed window to the side elevation, open balustrade staircase leading to first floor, wood floor and double panel radiator.

**Bay fronted lounge 17'04 12'10 (5.28m x 3.91m)**

UPVC double glazed large bay window to the front elevation, open fireplace, wood floor, TV Point, ceiling cornice and double panel radiator.

**Dining room 10.05 x 9.04 (3.05m.1.52m x 2.74m.1.22m)**

UPVC double glazed patio doors to the rear elevation, wood floor, ceiling cornice, down light and double panel radiator.

**Reception room 15'07 x 11'00 (4.75m x 3.35m)**

Wood floor, ceiling cornice and double panel radiator.

**Extended dining kitchen 23'01 x 10'00 (7.04m x 3.05m)**

UPVC double glazed window to rear and side elevation. Open plan kitchen fitted with a range of wall and base units incorporating a single drainer stainless steel sink unit with mixer tap. Gas cooker point. Extractor fan. Plumbed for washing machine. Space for table and chairs. Spotlights to ceiling. Tiled floor. Door to side.

**Cellar**

Fitted with a range of base units. Stainless steel sink unit. Room for storage. Wood cladding walls and tiled floor. Meter cupboards.

**Downstairs Bathroom**

UPVC double glazed window to the side elevation Modern shower room comprising:- Corner shower unit, Vanity wash hand basin and low level WC. Heated towel rail. Tiled walls and floor.

**Bedroom One 17'04 x 12'11 (5.28m x 3.94m)**

UPVC double glazed bay window to front elevation, wood floor, ceiling cornice and double panel radiator.

**Bedroom Two 15'09 x 10'10 (4.80m x 3.30m)**

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

**Bedroom Three 11'04 x 10'03 (3.45m x 3.12m)**

UPVC double glazed window to rear elevation, fitted wardrobe with overhead storage, wood floor, and double panel radiator.

**Bedroom Four 8'03 x 8'00 (2.51m x 2.44m)**

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

**Bathroom**

UPVC double glazed window to side elevation. modern fitted bathroom suite comprising of, bath fitted with shower. sink with pedestal, low level WC, fully tiled walls and floor and double panel radiator.

**Shaped landing**

UPVC double glazed window to the side elevation and stairs leading to loft room.

**Loft room 24'02 x 15'10 (7.37m x 4.83m)**

Velux windows to the rear elevation, wood floor, two storage spaces and double panel radiator.

**Externally**

To the front of the property is a block paved driveway leading down the side through double gates, to the rear is a mainly lawned garden with decking are 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





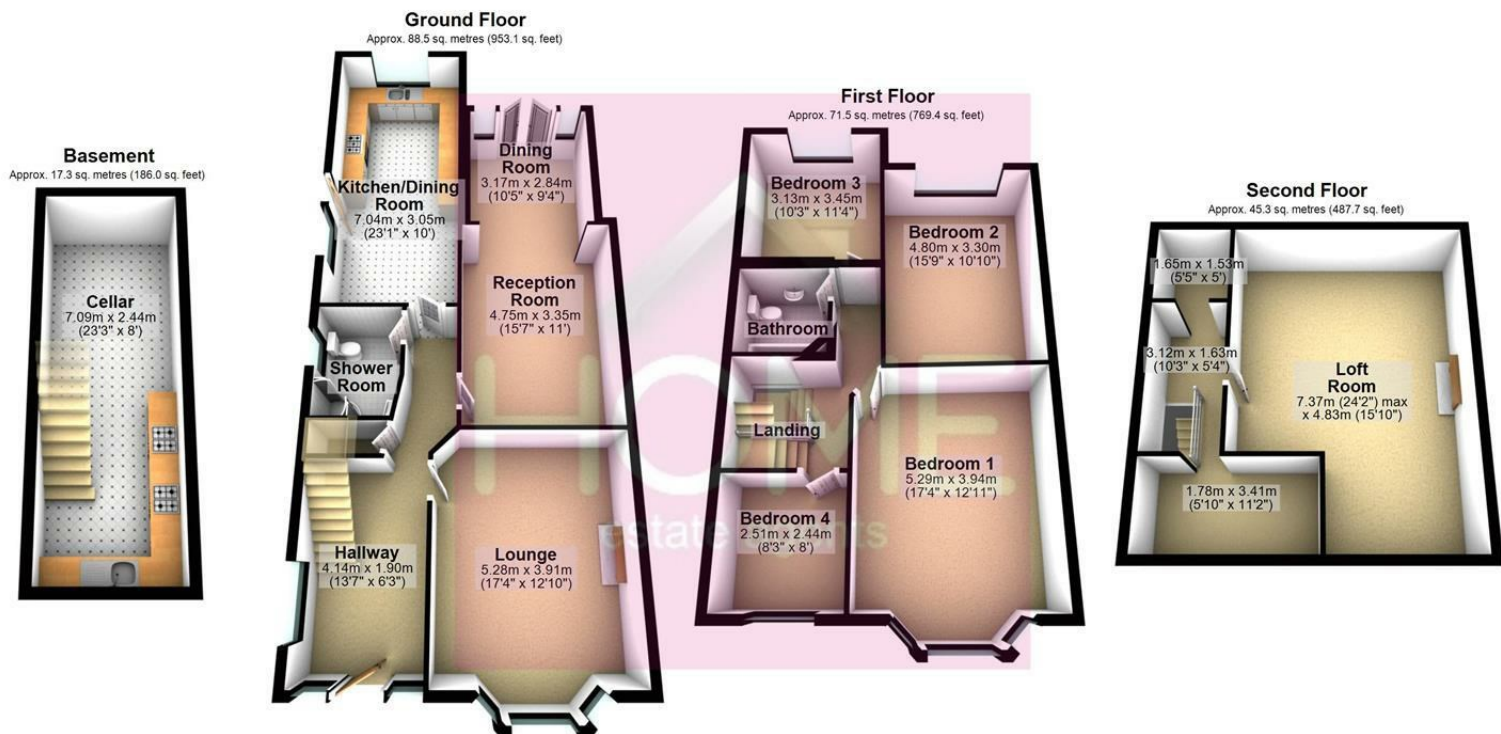
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Total area: approx. 222.6 sq. metres (2396.1 sq. feet)

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		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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