



## 12 Gorse Street Stretford Manchester M32 0HZ

### Offers over £250,000

**\*\*VIRTUAL VIEWING\*\*** HOME ESTATE AGENTS are proud to bring to the market this beautifully presented three bedroom mid terrace property located in a highly sought after Gorse Hill area. In brief, the property comprises of; porch, hallway, bay fronted lounge, dining room, fitted breakfast kitchen, shaped landing, three well proportioned bedrooms and a fitted three piece bathroom suite. The property is warmed by gas central heating and is benefited by being fully UPVC double glazed. Externally to the front there is a walled palisade and to the rear a mainly paved courtyard garden with out side toilet and storage room. Located in the heart of Gorsehill with excellent transport links including the M60 motorway network and Metro-link with good local amenities and schools. Early viewing strongly advised call HOME Stretford 01618713939.

- **\*\*VIRTUAL TOUR\*\***
- Dining room
- Stylish bathroom
- Good local amenities and schools
- IDEAL FPOR FIRST TIME BUYERS
- Modern fitted kitchen
- Popular location
- Bay fronted lounge
- Three well proportioned bedrooms
- Fantastic transport links

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### 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 Monston - 9262084 Urmston - 04331861 Stretford - 08259553





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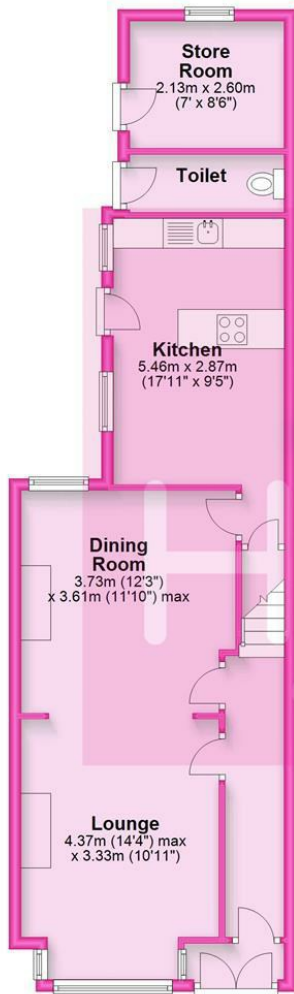
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### Ground Floor

Approx. 57.5 sq. metres (618.5 sq. feet)



### First Floor

Approx. 46.3 sq. metres (498.3 sq. feet)



Total area: approx. 103.8 sq. metres (1116.8 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>86</b>

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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