

Urmston Office

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21 Trafford Grove Stretford Manchester M32 8LN

Offers over £269,999

****VIRTUAL TOUR**** EXTENDED TWO BEDROOM TERRACE SITUATED ON A DESIRABLE COBBLED STREET ! HOME ESTATE AGENTS are delighted to offer for sale this beautifully presented two double bedroom extended terrace property located on the ever popular and pedestrianised Trafford Grove. Accommodation comprises vestibule, lounge, open through to dining room and recently installed kitchen. to the first floor there are two double bedrooms and a contemporary fitted bathroom suite. Externally there are gardens to the front and a yard area to the rear. The property also benefits from UPVC double glazing and gas central heating with a new boiler installed 2021. Perfectly positioned within walking distance of Stretford Mall and Metro-link station these properties attract great interest so call TODAY for your viewing slot! Call HOME Stretford 01618713939 to arrange yours!

- ****VIRTUAL YOUR****
- Open plan living
- Hot water tap
- EARLY VIEWING ADVISED
- VERY DESIRABLE LOCATION
- Two double bedrooms
- New Boiler 2021
- Immaculate extended terrace
- Recently fitted modern kitchen
- Fantastic location



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

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 Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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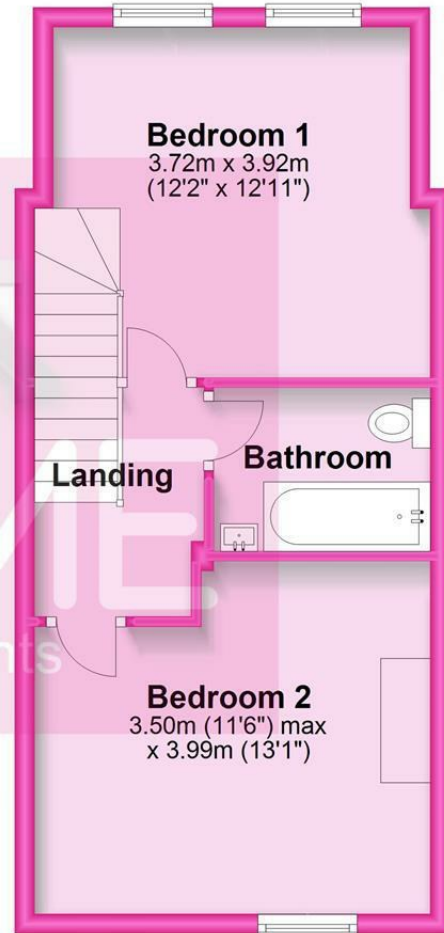
Ground Floor

Approx. 34.8 sq. metres (375.1 sq. feet)





First Floor

Approx. 28.6 sq. metres (308.0 sq. feet)



Total area: approx. 63.5 sq. metres (683.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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