



28 Audley Avenue Stretford Manchester M32 9TE

Offers over £230,000

!! CHAIN FREE !! HOME ESTATE AGENTS are please to bring to the market this three bedroom semi detached property situated close to the Urmston border and being sold with no onward chain. In brief the property comprises of, entrance hallway, bay fronted lounge/dining room and fitted kitchen, to the first floor there are three bedrooms and a bathroom. The property benefits from gas central heating and is UPVC double glazed throughout. To the front of the property is a paved driveway and lawned garden, to the rear a mainly lawned garden with patio area and detached garage. Ideally located just a short commute from Manchester city centre, Media city, Salford Quays and the Trafford centre with good local schools, amenities and great transport links including the M60 motorway network. To arrange a viewing call HOME Stretford 0161 871 3939.

- !! CHAIN FREE !!
- Extended kitchen
- Detached garage
- Great transport links
- LOCATED CLOSE TO THE URMSTON BORDER
- Three bedrooms
- Popular family location
- Bay fronted lounge/dining room
- Bathroom
- Good local amenities and schools



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Entrance hallway

UPVC double glazed front door with side lights leading in, laminate floor and single panel radiator.

Lounge/dining room 21'07 x 11'02 (6.58m x 3.40m)

UPVC double glazed bay window and french doors to the front and rear elevations, feature fireplace, laminate floor, ceiling coving and double panel radiator.

Extended kitchen 16'01 x 8'05 (4.90m x 2.57m)

UPVC double glazed windows and door to side and rear elevations, selection of wall and base units fitted with roll edge work surfaces incorporating a stainless steel sink with mixer tap, electric single oven, gas hob, stainless steel extractor hood, wall mounted Worcester combination boiler and single panel radiator.

Shaped landing

UPVC double glazed window to the side elevation, open balustrade to stairs and loft access.

Bedroom One 12'04 x 10'10 (3.76m x 3.30m)

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

Bedroom Two 11'00 x 8'10 (3.35m x 2.69m)

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

Bedroom Three 7'00 x 6'08 (2.13m x 2.03m)

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

Bathroom

UPVC double glazed window to the side elevation, three piece fitted bathroom suite comprising of, bath fitted with

thermostatic mixer shower and glass shower screen, low level w/c, sink with pedestal and tiled to compliment.

Externally

To the front of the property is a paved driveway and lawned garden, to the rear a mainly lawned garden with patio area and detached garage.

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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Approx. 38.6 sq. metres (415.4 sq. feet)



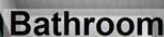
4.90m (16'1")
x 2.56m (8'5") max

Lounge/Dining Room

6.59m x 3.40m
(21'7" x 11'2")

Hallway

Approx. 33.3 sq. metres (358.4 sq. feet)



Bedroom 2

2.69m x 3.35m
(8'10" x 11')


Landing


Bedroom 1

3.77m (12'4") max
x 3.30m (10'10")

Bedroom 3

2.03m x 2.13m
(6'8" x 7')

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

Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
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