



43 Dalton Avenue Stretford Manchester M32 9TN

£230,000

SPACIOUS THREE BEDROOM EXTENDED PROPERTY WITH THREE RECEPTIONS ROOMS !! HOME ESTATE AGENTS are pleased to bring to the market this well presented extended property boasting three reception room with the option to use the study as a downstairs bedroom. in brief the property comprises of, entrance hallway, dining room, extended lounge, kitchen, and a study which could be used as a downstairs bedroom, to the first floor there are three spacious bedrooms and a family bathroom, the property also benefits from being fully UPVC double glazed with gas central heating throughout. Externally to the front of the property is a paved driveway and to the rear a mainly paved garden with well stocked borders. located on the Urmston border with great local transport links, school and amenities with just a short commute to the Trafford centre, Media city and Manchester city centre. To arrange a viewing call HOME on 0161 871 3939.

- EXTENDED SEMI DETACHED
- Kitchen
- Three spacious bedrooms
- Good local schools and amenities
- THREE RECEPTION ROOMS
- Dining room
- Four piece fitted family bathroom
- Extended lounge
- Study with option for down stairs bedroom
- Great transport links



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Hallway

UPVC double glazed stained glass door leading in, picture rail and double panel radiator.

Dining room 11'00 x 9'08 (3.35m x 2.95m)

UPVC double glazed window to the front elevation, picture rail and single panel radiator.

Extended lounge 21'11 x 11'03 (6.68m x 3.43m)

UPVC double glazed window and french doors to side and rear elevation, double doors leading to the kitchen, ceiling coving, TV point and double panel radiator.

Kitchen 13'10 x 9'00 (4.22m x 2.74m)

UPVC double glazed window and door to the rear and side elevations, large selection of base and wall units fitted with roll edge work surfaces incorporating a 1.5 bowl stainless steel sink with mixer tap, built in double oven, gas hob, stainless steel extractor hood, ceiling coving, down lights and double panel radiator.

Study 12'09 x 6'07 (3.89m x 2.01m)

UPVC double glazed windows to front and side elevations and double panel radiator.

Bedroom One 14'09 x 11'02 (4.50m x 3.40m)

UPVC double glazed window to the front elevation, fitted wardrobes, picture rail and single panel radiator.

Bedroom Two 11'03 x 8'05 (3.43m x 2.57m)

UPVC double glazed window to the rear elevation, picture rail and single panel radiator.

Bedroom Three 24'04 x 6'04 (7.42m x 1.93m)

UPVC double glazed windows to front and rear elevations and single panel radiators.

Bathroom

UPVC double glazed window to the rear elevation, Four piece fitted bathroom suite comprising of, bath fitted with mixer tap, corner shower cubicle fitted with thermostatic mixer shower, sink with pedestal, low level w/c, fully tiled walls and floor and heated chrome towel radiator.

Externally

To the front of the property is a paved driveway with borders, to the rear of the property a mainly paved garden with well stocked borders.

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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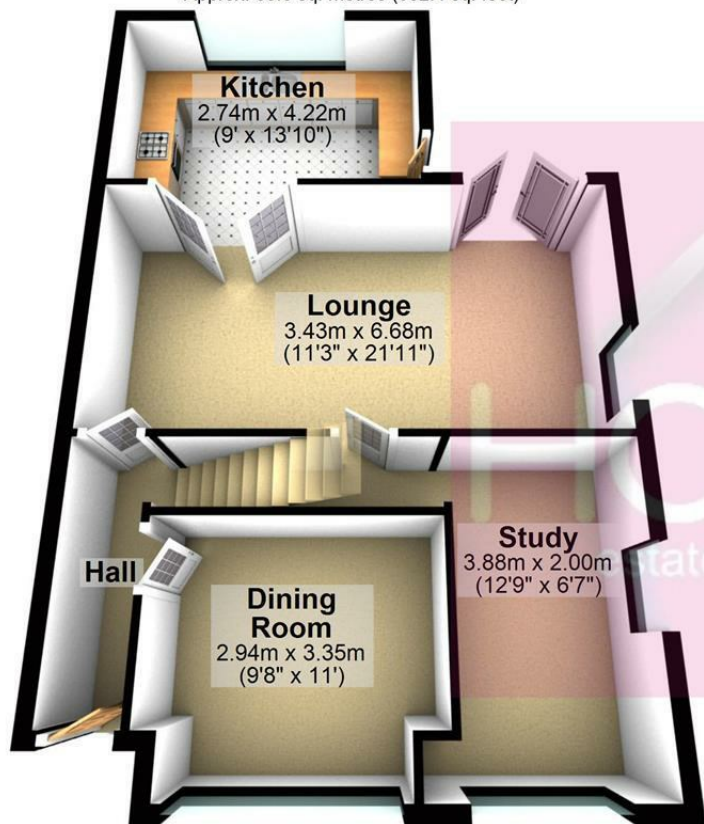
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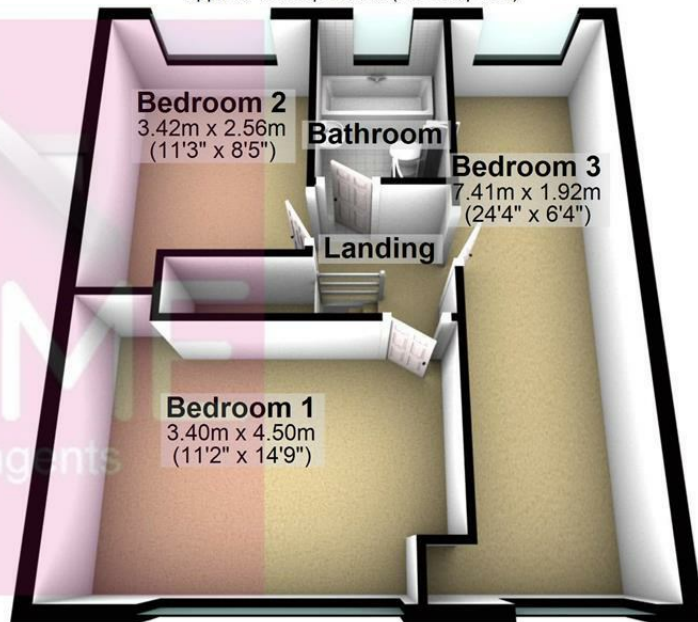
Ground Floor

Approx. 60.6 sq. metres (652.4 sq. feet)



First Floor

Approx. 49.5 sq. metres (532.9 sq. feet)



Total area: approx. 110.1 sq. metres (1185.2 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			
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