

Urmston Office

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61 Bedford Road Manchester M16 0JB
£289,999

POPULAR LOCATION AND CHAIN FREE !! HOME ESTATE AGENTS are delighted to bring to the market this three bedroom semi-detached property situated in the ever popular Firswood just a short walk from Chorlton village and Longford park, occupying a generous corner plot and in need of some modernisation. In brief the property comprises of, entrance hallway, bay fronted lounge, dining room and kitchen, To the first floor there are three well proportioned bedrooms and a bathroom. To the front of the property there is a drive leading to a large attached garage, to the rear is a spacious mainly lawned garden. Situated in a very popular location with great transport links and popular local schools. To arrange a viewing call HOME on 0161 871 3939

- !! CHAIN FREE !!
- Dinning room
- Three bedrooms
- Good local amenities and schools
- FANTASTIC POTENTIAL
- Kitchen
- Popular location
- Bay fronted lounge
- Large attached garage
- Great transport links



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Hallway

Wood front door leading in, stairs to first floor, picture rail and double panel radiator.

Bay fronted lounge 12'03 x 11'11 (3.73m x 3.63m)

Wood bay fronted window to the front elevation, gas fire place and picture rail.

Dining room 13'02 x 11'11 (4.01m x 3.63m)

Wood stain glass window to the rear elevation, gas fire place, picture rail and single panel radiator.

Kitchen 6'10 x 6'02 (2.08m x 1.88m)

Wood window to the side elevation, selection of wall and base units fitted with roll edge work surfaces incorporating a stainless steel sink with mixer tap, integrated fridge and freezer and tiled walls.

Garage 31'06 x 13'01 (9.60m x 3.99m)

Up and over garage door to the front elevation and wood back door to the rear.

Shaped landing

Wood window to the side elevation.

Bedroom One 15'00 x 11'04 (4.57m x 3.45m)

Wood bay window to the front elevation and single panel radiator.

Bedroom Two 12'00 x 10'11

Wood window with stained glass to the rear elevation, fitted wardrobe and single panel radiator.

Bedroom Three 8'05 x 6'11 (2.57m x 2.11m)

Wood window to the front elevation.

Bathroom

Wood window to the side elevation, three piece fitted bathroom suite comprising of, bath with electric shower, low level w/c, vanity sink unit with matching built in storage units and tiled to compliment.

Externally

To the front of the property is a walled garden with drive way and to the rear a larger than average lawned garden.

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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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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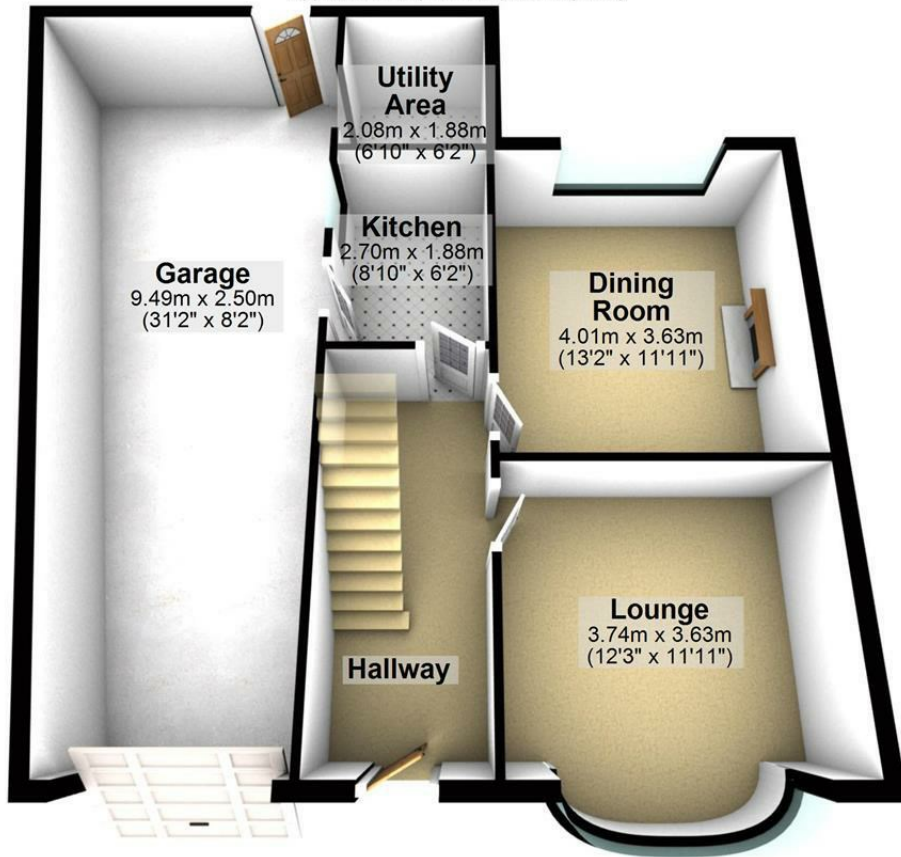
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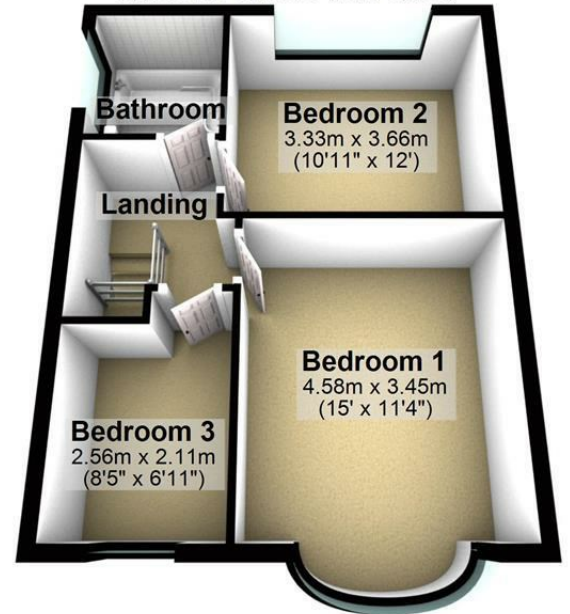
Ground Floor

Approx. 80.7 sq. metres (868.7 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.4 sq. feet)



Total area: approx. 122.6 sq. metres (1320.1 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 | | |
| | 20 | 73 |
| 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 | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | 22 | 69 |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



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