

Urmston Office

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Stretford Office

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13 Chapel Lane Stretford Manchester M32 9AJ

£239,999

!! IDEAL FOR FIRST TIME BUYERS !! HOME ESTATE AGENTS are pleased to bring to the market this spacious three bedroom mid terrace with larger than average rear garden located close to Stretford Mall and Metro-link station. In brief the property comprises of, Entrance hallway, bay fronted lounge, dining room and fitted kitchen, to the first floor there are three well proportioned bedrooms and bathroom. externally to the front of the property is a walled palisade and to the rear a spacious mainly lawned garden with well stocked borders and patio area. The property also benefits from being fully UPVC double glazed with gas central heating throughout. Situated in a popular location with excellent transport links into Manchester city centre, Media city and the Trafford centre with the M60 Motorway network and Metro-link on your doorstep, also just a short walk from Stretford Mall with its ever popular food hall. To arrange a viewing call HOME Stretford 0161 871 3939.

- CLOSE TO STRETFORD METRO-LINK
- IDEAL FOR FIRST TIME BUYERS
- Bay fronted lounge
- Dining room
- Kitchen
- Three bedrooms
- Larger than average rear garden
- Great transport links
- Good local amenities and schools
- Early viewing advised



LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com



Registered Address: 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers: Monton - 9262084 Urmston - 04531861 Stretford - 08259553

Hallway

UPVC double glazed front door with side light leading in, Laminate floor, ceiling coving, picture rail, under stairs storage and double panel radiator.

Bay fronted lounge 14'02 x 11'05 (4.32m x 3.48m)

UPVC double glazed bay window to the front elevation, feature gas fireplace, ceiling coving, picture rail and double panel radiator.

Dining room 14'08 x 11'04 (4.47m x 3.45m)

UPVC double glazed door and window to the rear elevation, Laminate floor and double panel radiator.

Kitchen 9'07 x 5'06 (2.92m x 1.68m)

UPVC double glazed window to the rear elevation, selection of wall and base units fitted with roll edge work surfaces incorporating a stainless steel sink with mixer tap and tiled splash backs.

Shaped landing

Open balustrade to stairs and loft access.

Bedroom One 14'03 x 10'04 (4.34m x 3.15m)

UPVC double glazed bay window to the front elevation and double panel radiator.

Bedroom Two 13'00 x 11'01 (3.96m x 3.38m)

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

Bedroom Three 9'04 x 6'07 (2.84m x 2.01m)

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

Bathroom

UPVC double glazed window to the rear elevation, three piece fitted bathroom suite comprising of, bath fitted with electric shower, sink with pedestal, low level w/c and tiled to compliment.

Externally

To the front of the property is a walled palisade and to the rear a beautifully presented lawn garden with mature shrubs and patio area.



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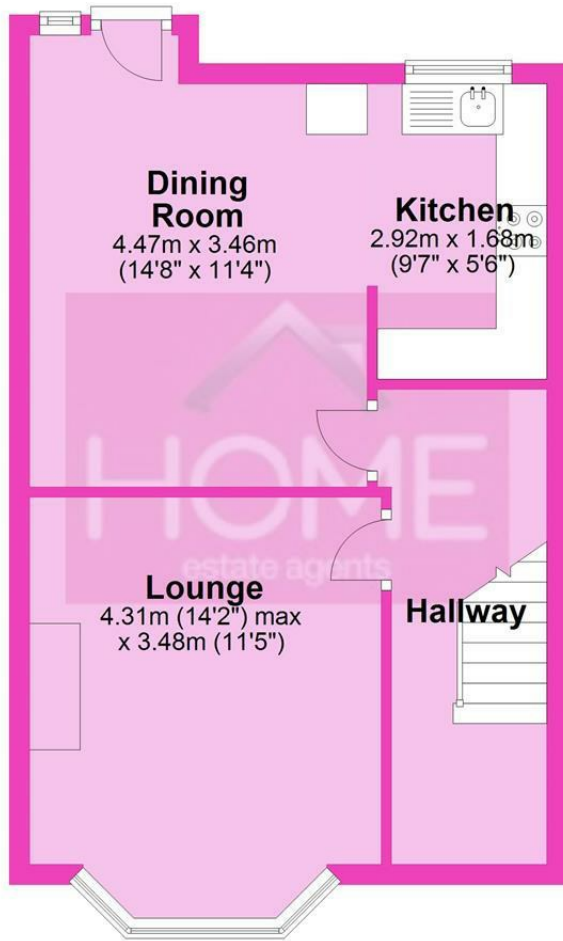
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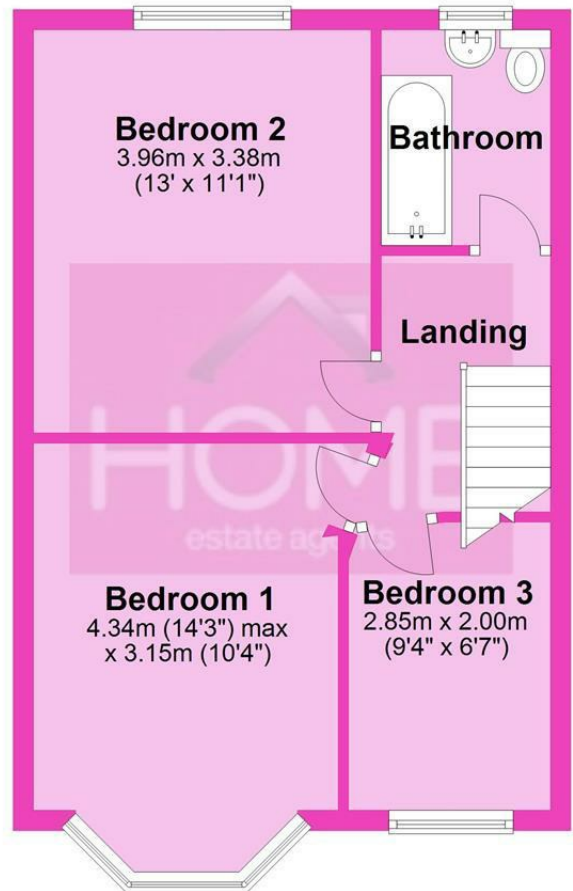
Ground Floor

Approx. 40.9 sq. metres (440.6 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.5 sq. feet)



Total area: approx. 80.7 sq. metres (868.1 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		
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		
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