

Urmston Office

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162 Barkway Road Stretford Manchester M32 9EA

£259,999

LARGE SOUTH FACING GARDEN AND CHAIN FREE !! HOME ESTATE AGENTS are pleased to bring to the market this immaculate extended three bedroom semi detached property offer spacious accommodation with a large south facing garden and being sold with no onward chain. In brief the property comprises of, porch, hallway, bay fronted lounge, dining room, additional reception room and a large extended dining kitchen, to the first floor there are three well proportioned bedrooms and a four piece fitted bathroom suite. To the front of the property is a block paved driveway with a path leading down the side, to the rear is a large south facing garden with lawn, patio area and mature shrubs, the property also benefits from being fully UPVC double glazed with gas central heating throughout. Located close to the Urmston border with great transport links including the M60 motorway and Stretford Metro-link with just a short commute into Manchester city centre, Media city and the Trafford centre with popular local schools making this an ideal family home. To arrange a viewing call HOME on 0161 871 3939.

- SPACIOUS EXTENDED SEMI DETACHED
- LARGE SOUTH FACING GARDEN
- Bay fronted lounge
- Dining room
- Reception room
- Extended dining kitchen
- Three well proportioned bedroom
- Four piece bathroom suite
- Popular location



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Porch

UPVC double glazed porch.

Hallway

UPVC double glazed window to the side elevation, laminate floor, ceiling coving, picture rail and double panel radiator.

Bay fronted lounge 13'06 x 13'00 (4.11m x 3.96m)

UPVC double glazed bay window to the front elevation, feature gas fireplace, laminate floor, ceiling coving, TV point and double panel radiator.

Dining room 10'06 x 9'05 (3.20m x 2.87m)

Laminate floor and double panel radiator.

Sitting room 12'04 x 9'05 (3.76m x 2.87m)

UPVC double glazed patio door to the rear elevation and laminate floor.

Extended kitchen 24'06 x 9'06 (7.47m x 2.90m)

UPVC double glazed patio door and window to the rear and side elevations, large selection of wall and base units fitted with wood work surfaces incorporating a stainless steel sink with mixer tap, stainless steel and glass extractor hood, tiled floors and splash backs, down lights, under stairs storage cupboard and double panel radiator.

Shaped landing

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

Bedroom One 12'05 x 10'09 (3.78m x 3.28m)

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

Bedroom Two 10'09 x 10'03 (3.28m x 3.12m)

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

Bedroom Three 8'06 x 8'04 (2.59m x 2.54m)

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

Bathroom

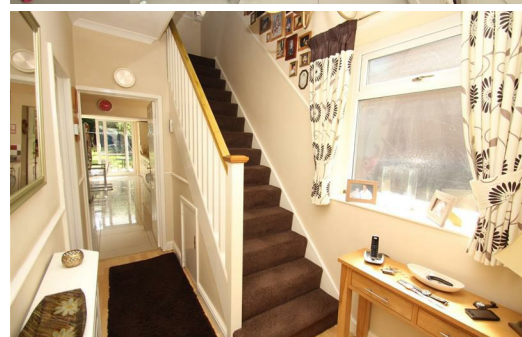
UPVC double glazed window to the rear elevation, four piece fitted bathroom suite comprising of, bath, corner shower cubicle, low level W/C, sink with pedestal, fully tiled with heated chrome towel radiator.

Externally

To the front of the property is a block paved driveway with a path leading down the side, to the rear is a large south facing garden with lawn, patio area and mature shrubs.

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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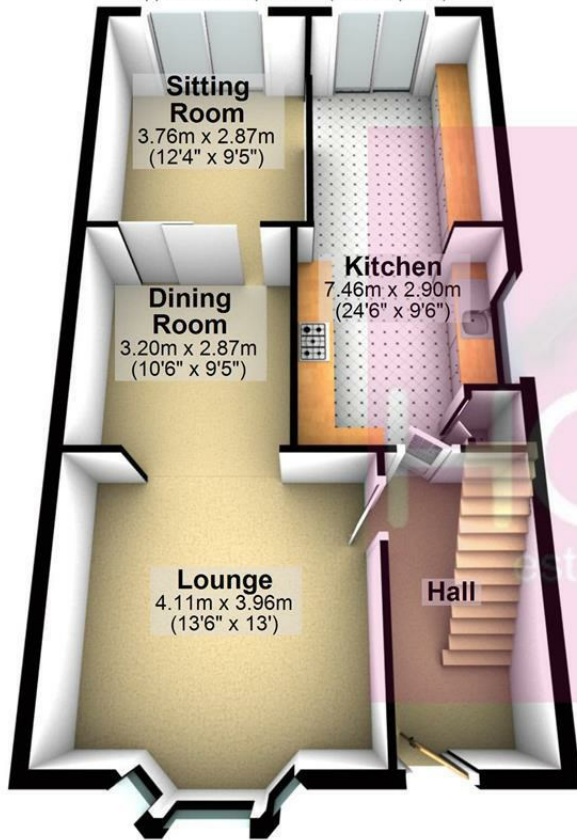
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Ground Floor

Approx. 62.7 sq. metres (674.6 sq. feet)



First Floor

Approx. 41.2 sq. metres (444.0 sq. feet)



Total area: approx. 103.9 sq. metres (1118.6 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		
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