



50 Warwick Road South Manchester M16 0HU

Offers over £399,999

****CHAIN FREE**** HOME ESTATE AGENTS are pleased to bring to the market this spacious three bedroom semi detached property ideal for families with popular local schools and fantastic transport links. In brief the property comprises of, porch, hallway, bay front lounge, extended living room, extended Kitchen, conservatory and down stairs wet room, To the first floor there are three well proportioned bedrooms and a recently fitted modern family bathroom. The property benefits from UPVC double glazing with gas central heating throughout. Externally to the front of the property is a gated paved driveway leading down the side to a detached garage, to the rear is a lawned garden. Located on the border of Firswood with good local amenities and popular schools and within walking distance of Chorlton with excellent transport links including the M60 Motorway network and Old Trafford and Firswood Metro-link stations. To arrange a viewing call HOME Stretford 0161 871 3939.

- ****CHAIN FREE****
- Extended living room
- Three spacious bedrooms
- Popular location
- EXTENDED SEMI DETACHED
- Extended Kitchen
- Recently fitted modern bathroom
- Bay fronted lounge
- Downstairs wetroom
- Conservatory



LOCAL EXPERTS THAT GET YOU MOVING

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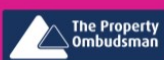
Important Information

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.

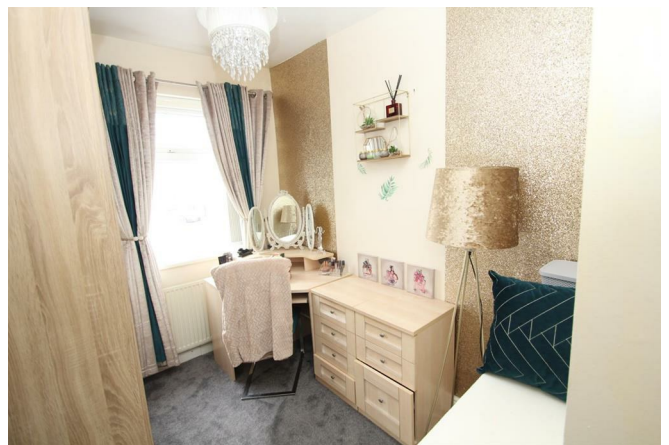
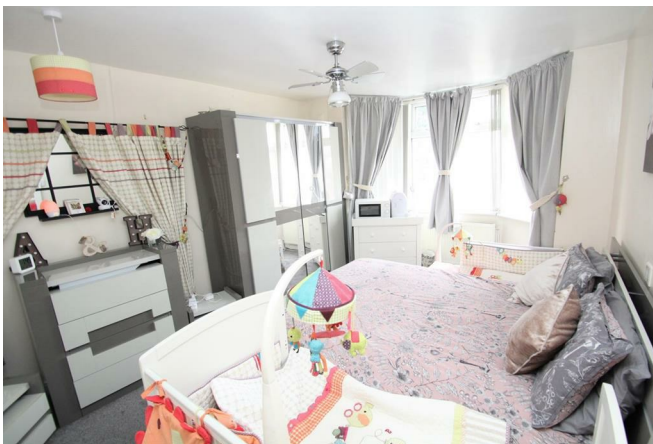


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

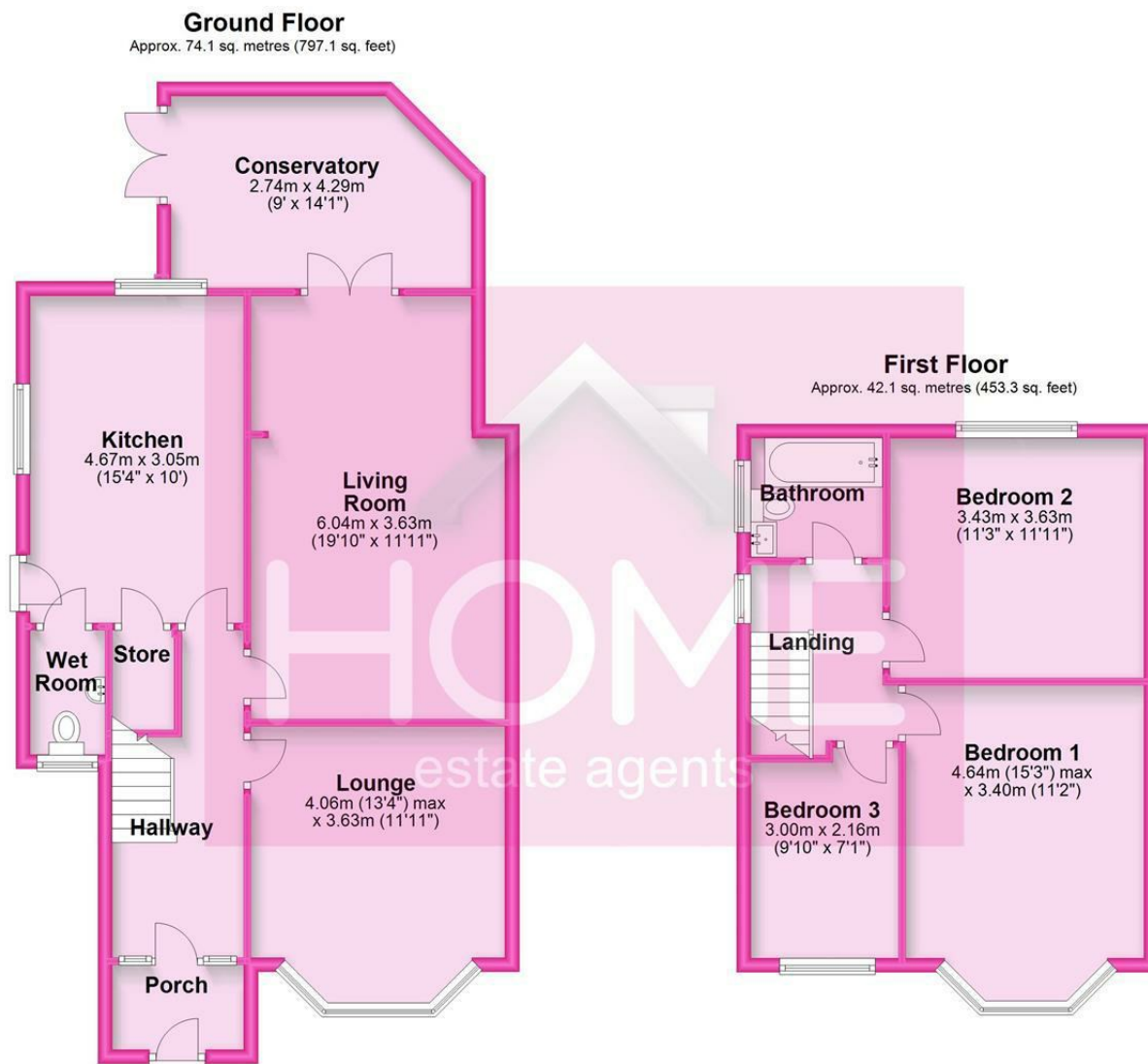


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Total area: approx. 116.2 sq. metres (1250.4 sq. feet)

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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Not environmentally friendly - higher CO ₂ emissions		
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