

Urmston Office

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45 Marlborough Road Stretford Manchester M32 0AW
£229,950

SOUTH FACING GARDEN !! HOME ESTATE AGENTS are privileged to bring to the market this spacious and well presented three bedroom semi detached family home. Situated on a very popular and quiet Stretford road. In brief the property comprises of a porch, entrance hall, bay fronted through lounge dining room, fitted kitchen, shaped landing, three well proportioned bedrooms and a three piece fitted bathroom suite. The property is warmed by gas central heating and is fully UPVC double glazed. To the front of the property there is a driveway providing off road parking and to the rear is a south facing lawn garden with well stocked borders. The property is well located for all major transport links including the Metro link and within a short walk of highly rated and popular schools. Early viewings are strongly advised. To arrange a viewing call HOME on 0161 871 3939.

- SOUTH FACING GARDEN !!
- Dining room
- Bathroom
- THREE BEDROOM SEMI DETACHED
- Fitted kitchen
- Popular local schools
- Bay fronted lounge
- Three spacious bedroom
- Great transport links



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Porch

UPVC double glazed door and windows.

Hallway

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

Bay fronted lounge 12'10 x 11'10 (3.91m x 3.61m)

UPVC double glazed window to the front elevation, gas fire place, laminate floor, ceiling coving, dado rail and double panel radiator.

Dining room 13'07 x 11'10 (4.14m x 3.61m)

UPVC patio doors with side lights to the rear elevation, laminate floor, dado rail and single panel radiator.

Kitchen 10'00 x 8'00 (3.05m x 2.44m)

UPVC double glazed door and window to side and rear elevations, selection of wall and base units fitted with roll edge work surfaces with matching splash backs incorporating a stainless steel sink with mixer tap, single oven, gas hob, stainless steel extractor hood, down lights and tiled floor.

Shaped landing

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

Bedroom One 15'07 x 10'10 (4.75m x 3.30m)

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

Bedroom Two 11'04 x 10'10 (3.45m x 3.30m)

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

Bedroom Three 9'01 x 7'01 (2.77m x 2.16m)

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

Bathroom

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

Externally

To the front of the property is a tarmac driveway with flower bed and path leading down the side, to the rear of the property is a south facing mainly lawned garden with block paved path.

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.

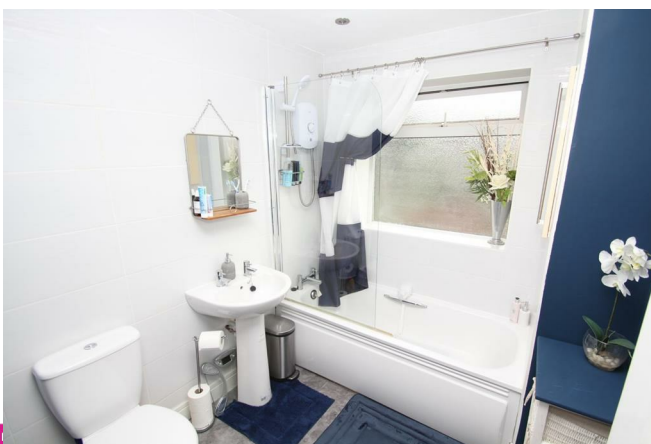


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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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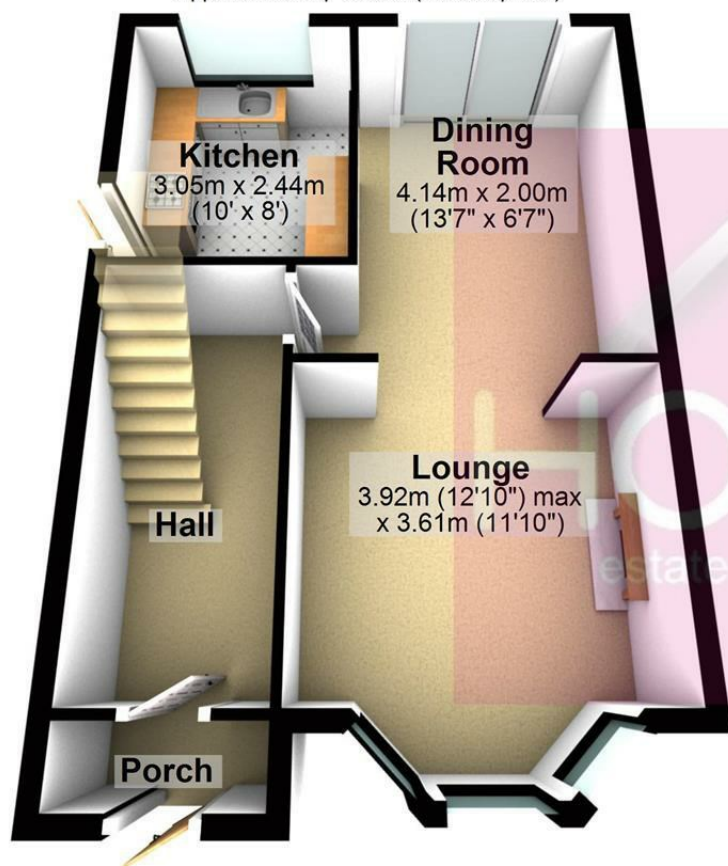
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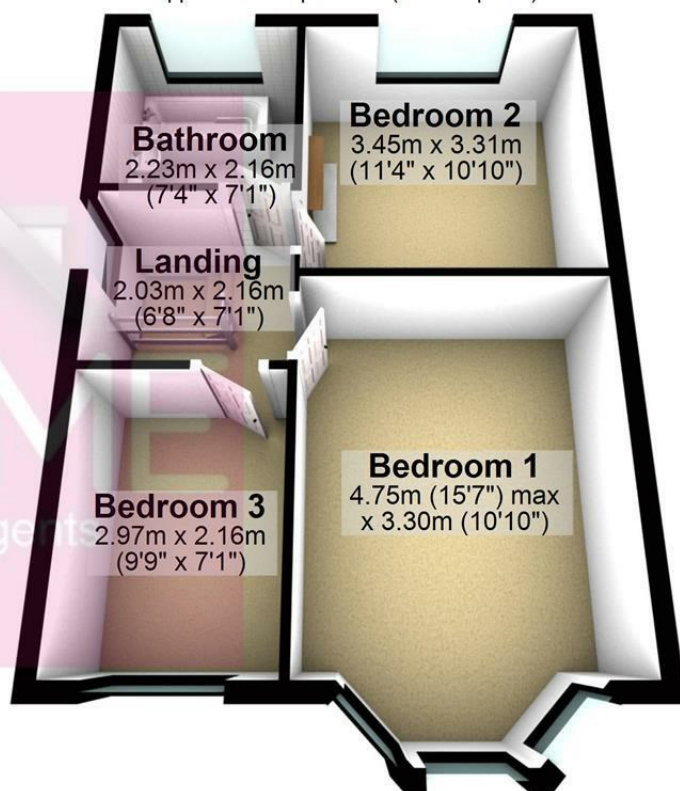
Ground Floor

Approx. 43.3 sq. metres (466.6 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.3 sq. feet)



Total area: approx. 85.3 sq. metres (917.9 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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