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115 Chatsworth Road Stretford Manchester M32 9QD

Offers over £160,000

CHAIN FREE WITH SOUTH FACING REAR GARDEN !! HOME ESTATE AGENTS are proud to offer for sale this two double bedroom mid terrace house in genuine 'move in condition'. In brief the accommodation comprises hallway, lounge, kitchen, downstairs WC, shaped landing, the two double bedrooms & a three piece bathroom suite. The property is warmed by gas central heating. Externally to the front there is a pleasant garden & pathway to the front door. To the southerly facing rear there is a patio area with lawned garden beyond. Ideally placed for access into Stretford & Urmston with popular local schools and great transport links including the M60 motorway network and just a short commute into Manchester city centre, Media city and the Trafford centre. To book your viewing call HOME on 01618713939.

- SOLD WITH NO VENDOR CHAIN!
- Fitted kitchen
- Warmed by gas central heating
- Two bedroom mid town house
- Downstairs WC
- Gardens front & rear
- Lounge
- Three piece bathroom suite
- Not overlooked



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Hallway

Door to the front and stairs to the first floor.

Lounge 15'1" x 11'8" (4.62 x 3.56)

Hardwood window to the front, radiator and television point. Wooden effect floor.

Kitchen 15'1" x 9'10" (4.60 x 3.00)

A comprehensive range of matching fitted wall and base units with a rolled edged worktop over. A single unit sink with mixer tap, splash tiling and tiled floor. Radiator and stairs to the first floor. Radiator. Hardwood window to the rear.

Rear vestibule

Door to the rear leading to the garden. Tiled floor.

Downstairs WC

A high flush period style WC. Tiled floor.

Shaped landing

Open balustrade. Built in storage cupboard housing the gas central heating boiler.

Bedroom one 15'1" x 12'11" (4.60 x 3.94)

Hardwood window to the front and radiator.

Bedroom two 12'0" x 9'6" (3.68 x 2.92)

Hardwood window to the rear and radiator.

Bathroom

A three piece suite comprises low level WC, wash hand basin and P-shaped bath with shower over. Tiling to compliment and hardwood window to the rear.

Externally

To the front there is a pleasant ornate garden with pathway

to the front door. To the southerly facing rear there is a patio area with mainly lawned garden which is fenced for privacy.

Tenure

WE have been advised that the property is Freehold.

Property disclaimer

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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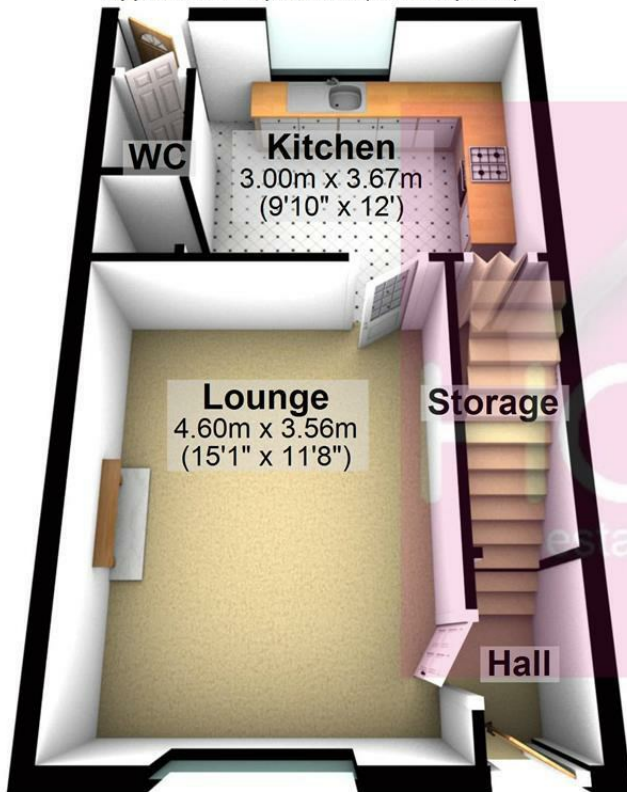
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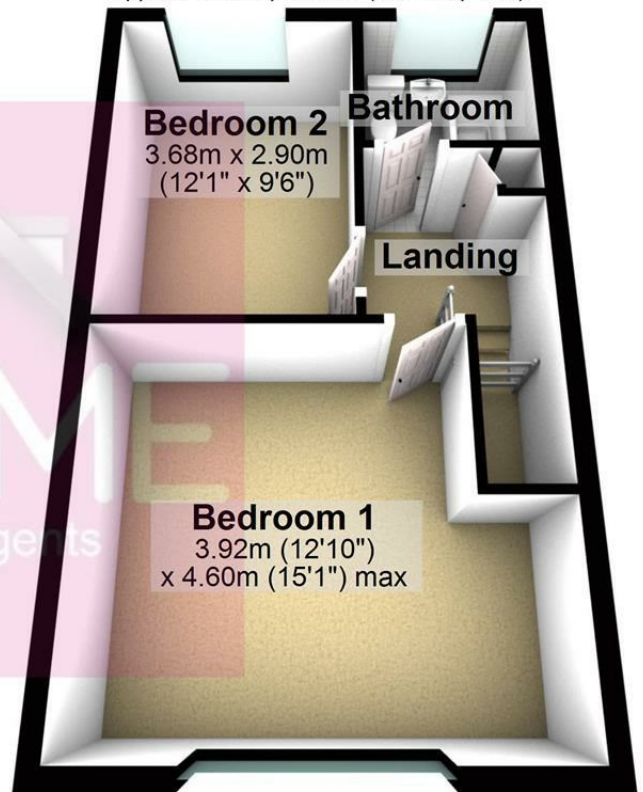
Ground Floor

Approx. 35.3 sq. metres (380.5 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.4 sq. feet)



Total area: approx. 71.3 sq. metres (767.9 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		
England & Wales	EU Directive 2002/91/EC	



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