



20 Fleming Drive Stretford Manchester M32 0GR

£189,999

MODERN TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY WITH SOUTH FACING REAR GARDEN !! HOME ESTATE AGENTS are pleased to bring to the market this wonderful two double bedroom semi detached property built in just 2015 making it ideal for first time buyers with open plan living, south facing garden and off road parking. In brief the property comprises of, hallway, open plan lounge/dining room, kitchen and downstairs w/c. to the first floor there are Two double bedrooms and a family bathroom, externally to the front is a pleasant garden with driveway and to the rear is a low maintenance south facing garden with decking area. the property also benefits from double glazing and is gas central heated throughout. Ideally located with good local schools and amenities with great transports links including the Metro link and M60 motorway network and just a short commute to Manchester city centre, Salford Quays, Media city and the Trafford centre. Early viewings are advised call HOME on 0161 871 3939.

- SOUTH FACING GARDEN !!
- FIRST TIME BUYERS
- Open plan living area
- Modern Kitchen
- Downstairs W/C
- Two double bedrooms
- Stylish Bathroom
- Good local schools and ammenaties
- Great transport links
- Off road parking

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Hallway

Composite front door leading in, laminate floor and single panel radiator.

Lounge 15'5" x 13'10" (4.70 x 4.24)

UPVC double glazed french doors to the rear elevation with side panels, UPVC double glazed window to the side elevation, laminate floor, under stairs storage, TV point and double panel radiator.

Kitchen 10'2" x 7'4" (3.10 x 2.24)

UPVC double glazed window to the front elevation, selection of wall and base units fitted with roll edge work surfaces incorporating a stainless steel sink with mixer tap, electric double oven, gas hob, stainless steel, glass extractor hood and single panel radiator.

Downstairs W/C

UPVC double glazed window to the front elevation, low level W/C, wash hand basin and single panel radiator.

Shaped landing

Open balustrade and loft access.

Bedroom One 13'10" 11'1" (4.24 3.38)

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

Bedroom Two 14'5" x 10'5" (4.4 x 3.18)

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

Bathroom

UPVC double glazed window to the side elevation, three piece fitted bathroom suite comprising of, Bath fitted with thermostatic mixer shower and glass shower screen, Low level W/C, wall mounted vanity sink unit, fully tiled walls and heated chrome towel radiator.

Externally

To the front of the property is a garden with tarmac driveway and to the rear a low maintenance south facing garden with decking area which benefits from not being overlooked to the rear.

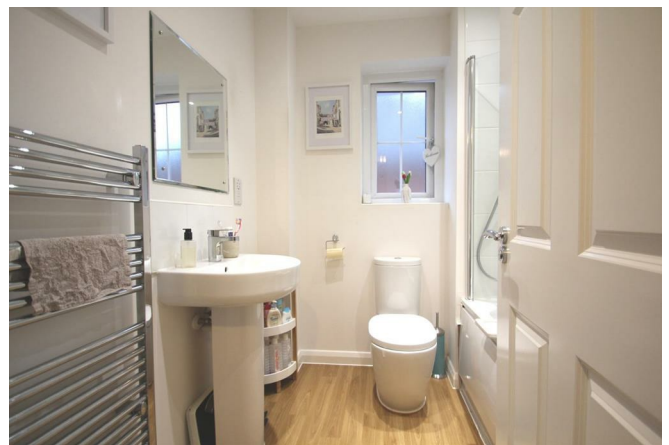


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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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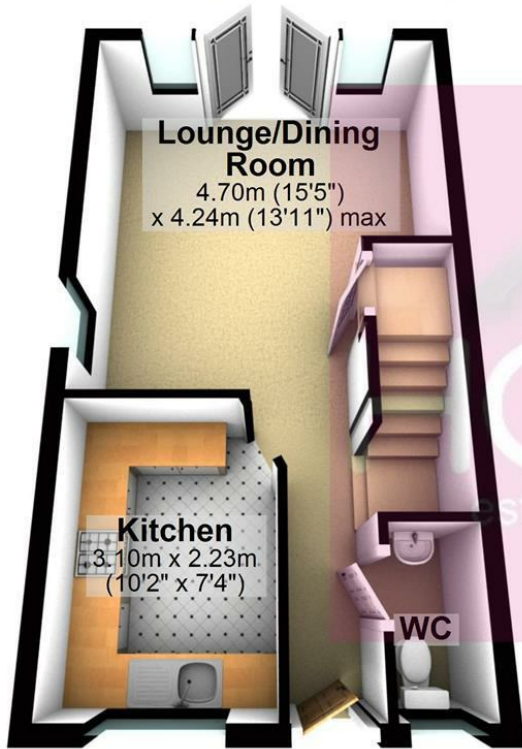
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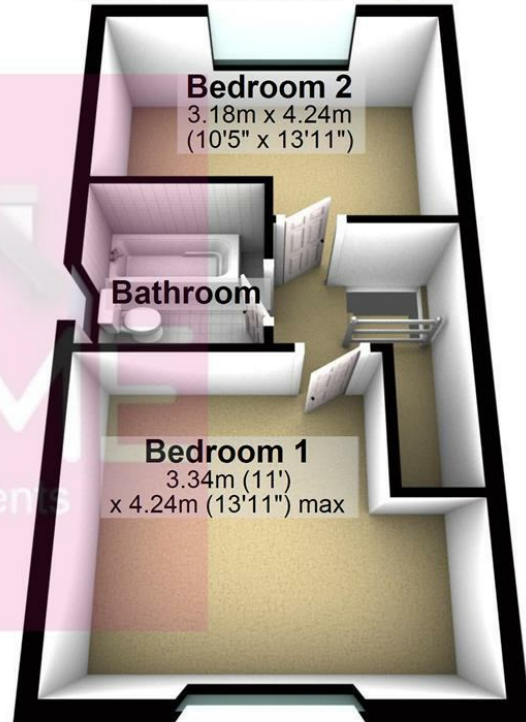
Ground Floor

Approx. 33.4 sq. metres (359.9 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.2 sq. feet)



Total area: approx. 69.1 sq. metres (744.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	82	
(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		98
(81-91) B	85	
(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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