



## 7 Bedford Road Ellesmere Park Manchester M30 9LA

### £390,000

STUNNING THROUGHOUT! HOME ESTATE AGENTS are thrilled to offer for sale this stunning, fully modernised three bedroom semi detached located in this popular Ellesmere Park location. Within walking distance Monton Road and having undergone a sympathetic and high quality scheme of modernisation, the property comprises hallway, bay-fronted lounge, open plan modern kitchen/diner, shaped landing, three bedroom and beautiful three piece bathroom suite. The property has the added bonus of a full re-wire and a newly installed gas central heating boiler and radiator system within recent years. Externally there is a great size garden to the front whilst to the rear there is a private garden with paved patio seating area, raised borders and a brick built outhouse which has been fitted with electric and currently houses a clothes dryer. Within a short walk to Monton Road with an abundance of shops, bars and restaurants, not to mention excellent local nurseries and schooling nearby. To view, call HOME on 01617898383!

- RECENTLY RENOVATED THROUGHOUT!
- Three bedroom semi detached
- Spacious hallway
- Bay-fronted lounge
- 19ft open plan recently fitted kitchen/diner
- Recently fitted bathroom suite
- Gardens to the front and rear
- Recently fitted boiler and radiator system
- Recently re-wired
- STUNNING THROUGHOUT!



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**Hallway 10'8 x 5'9 (3.25m x 1.75m)**

Stairs to the first floor, wood effect flooring, uPVC double glazed door to front, built in understairs storage and double panel radiator.

**Lounge 13'9 x 15'0 (4.19m x 4.57m)**

uPVC double glazed bay window to the front, wood effect flooring, tiled hearth and double panel radiator.

**Kitchen/Diner 19'9 x 10'0 (6.02m x 3.05m)**

Fitted with wall and base units, roll edge worktops, sink unit, electric oven and gas hob, space for fridge freezer, extractor fan, built in washing machine, and wall mounted boiler. Tiled to complement, ceiling spotlights, wood effect flooring and double panel radiator. uPVC double glazed window and door to the rear.

**Shaped landing**

Loft access and open balustrade. We are advised that the loft space is partially boarded for storage.

**Bedroom One 13'9 x 11'1 (4.19m x 3.38m)**

uPVC double glazed window to the rear, single panel radiator and built in storage cupboard.

**Bedroom Two 13'8 x 10'2 (4.17m x 3.10m)**

uPVC double glazed window to the front and double panel radiator.

**Bedroom Three 9'4 x 7'2 (2.84m x 2.18m)**

uPVC double glazed window to the front, single panel radiator and storage cupboard.

**Bathroom 7'5 x 5'4 (2.26m x 1.63m)**

Fitted with a three piece bathroom suite comprising low level W/C, pedestal wash hand basin and panelled bath with shower over. Ladder style radiator, ceiling spotlights, tiled to complement and uPVC double glazed windows to the side and rear.

**Sales info**

We are advised that the property is Freehold.

We are advised that the current council tax band is band C.

The current EPC rating is D.

**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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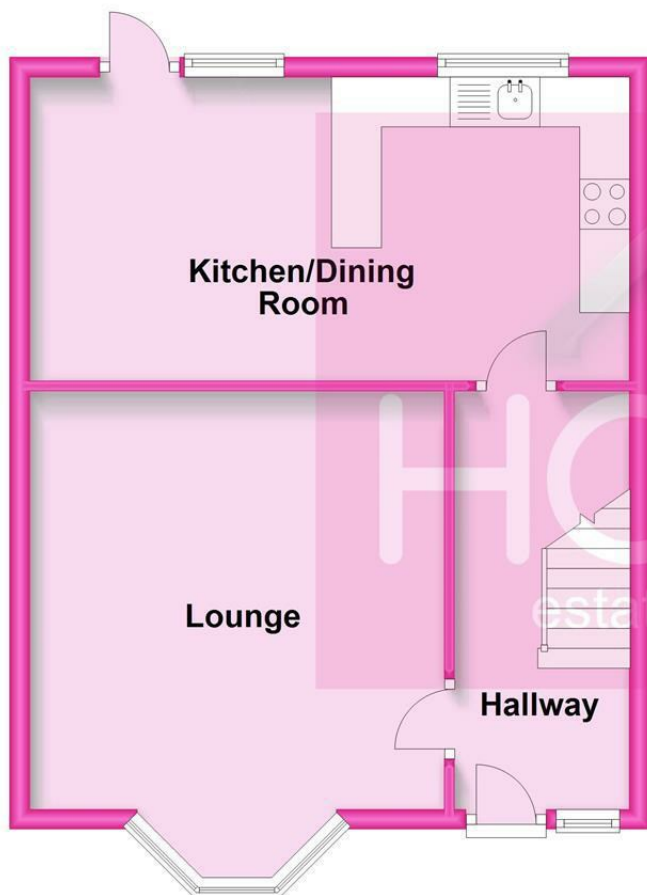


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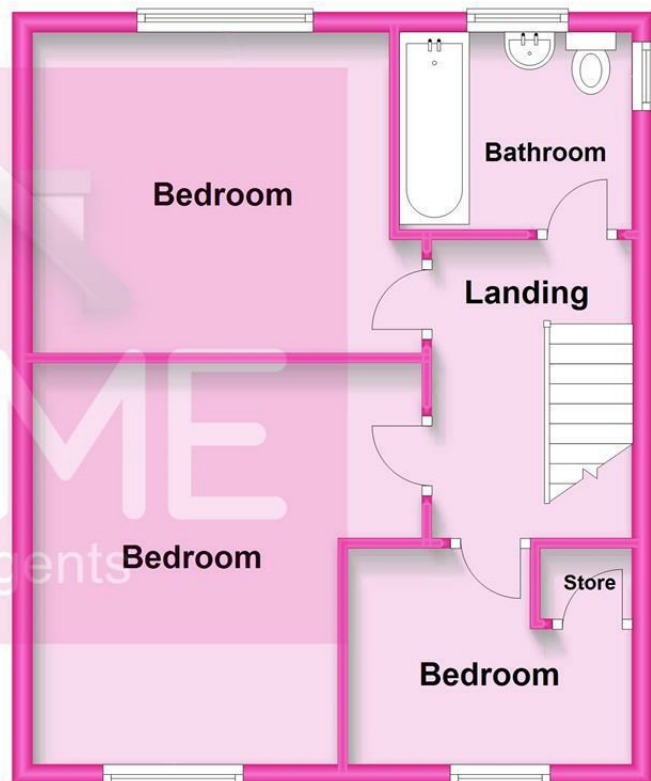
## Ground Floor

Approx. 44.4 sq. metres (477.7 sq. feet)



## First Floor

Approx. 44.1 sq. metres (475.1 sq. feet)



Total area: approx. 88.5 sq. metres (952.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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