HOME
estate agents

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2a Melville Road Stretford Manchester M32 8EA

£300,000

POPULAR STRETFORD POSITION! HOME ESTATE AGENTS are delighted to offer for sale this much improved and recently updated three bedroom semi detached property. The property comprises hallway with W/C, open plan modern fitted kitchen and lounge area perfect for family living, conservatory, shaped landing, three bedrooms and a modern fitted bathroom suite. The property offers double glazing and gas central heating. Externally there is a gated entrance with bin store area along with a front, southerly facing, enclosed courtyard with useful garden room which offers a versatile space. We are advised that the property has had a new boiler and loft insulation installed in the last 3 years. Close to transport links and access to Stretford and Manchester City Centre. Call HOME on 01617898383 to view!

- POPULAR STRETFORD POSITION!
- Three bedroom semi detached property
- Southerly facing courtyard to the front with garden room
- Bay-fronted lounge
- Open plan Modern fitted kitchen
- Conservatory
- Three bedrooms
- Modern fitted bathroom suite
- Hallway with W/C
- Close to local ammenities

The Property Ombudsman
ClientMoney Protect

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

Hallway

Lounge 17'8" x 16'0" (5.38m x 4.88m)

Kitchen 10'7" x 7'1" (3.23m x 2.16m)

Conservatory 11'11" x 6'0" (3.63m x 1.83m)

Downstairs W/C

Shaped landing

Bedroom One 13'10" x 13'1" (4.22m x 3.99m)

Bedroom Two 8'9" x 7'3" (2.67m x 2.21m)

Bedroom Three 7'4" x 7'1" (2.24m x 2.16m)

Bathroom

Sales info

We are advised that the property is leasehold. The initial lease was granted for 998 years commencing 22 May 1928. There is an annual ground rent payable of £8.00 approx.
We are advised that the current council tax band is band B.
The current EPC rating is D.

IMPORTANT INFORMATION -

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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 and floorplans are approximate and are for illustration only.

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. You will be required to provide proof and evidence of funding for any offers made prior to any offer being formally accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering identification checks via our third party provider and provide identification and proof of address before proceeding.








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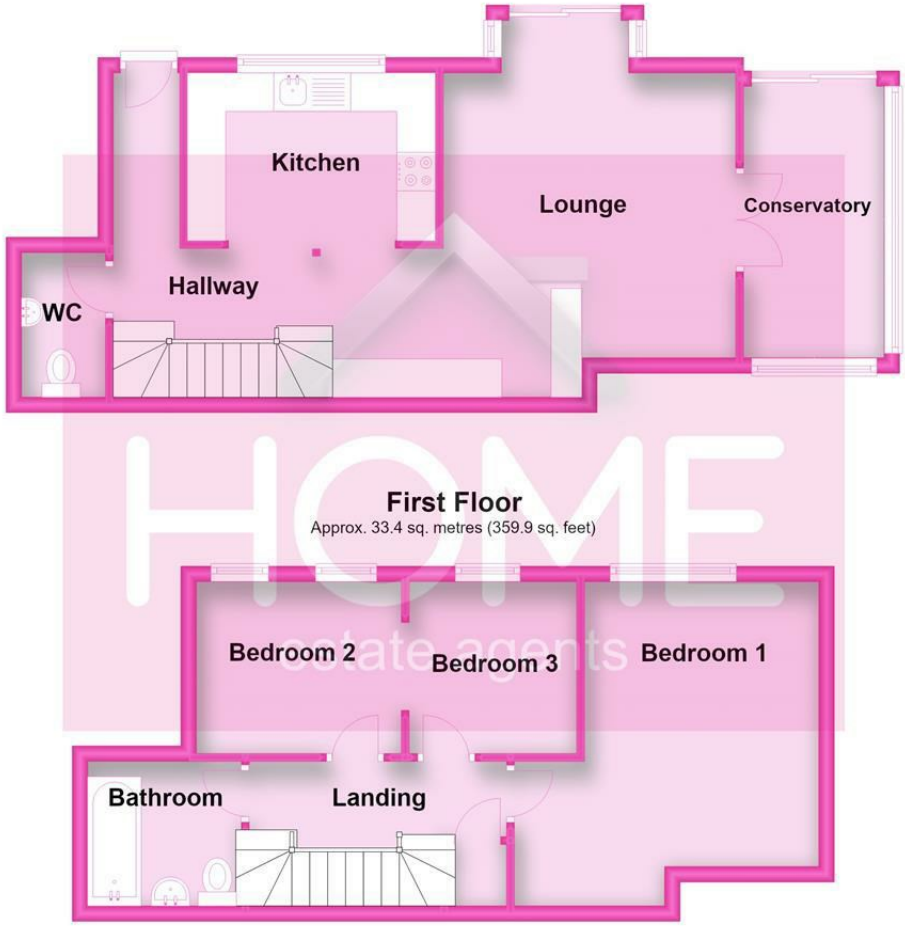
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Ground Floor

Approx. 43.3 sq. metres (466.2 sq. feet)

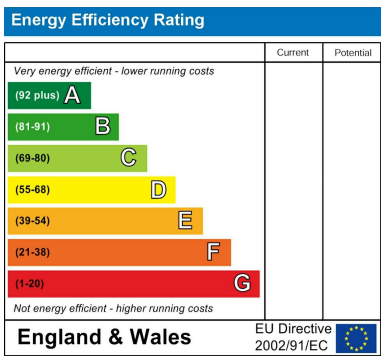


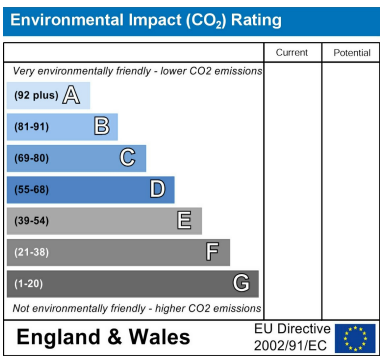
First Floor

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

Total area: approx. 76.7 sq. metres (826.1 sq. feet)

All measurements and area quoted are approximate only and are for illustration purposes
Plan produced using PlanUp.





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