



1a Bradford Road Ellesmere Park Manchester M30 9FB

Offers in excess of £425,000

FANTASTIC FAMILY HOME! HOME ESTATE AGENTS are pleased to offer for sale this spacious three bedroom semi detached property located in a very popular Ellesmere Park location. Situated close to Monton village and Monton Sports Club the property is very well positioned to take advantage of all the local amenities on offer. The accommodation comprises entrance porch, hallway, lounge, dining room, fitted breakfast kitchen, utility room, shaped landing, three bedrooms, fitted shower room and separate W/C. To the front of the property there is laid to lawn garden area, ample off road parking and access to the single garage whilst to rear there is a well maintained, laid to lawn and family sized garden. To the front and rear, the property has the added bonus of extra privacy provided by mature trees and shrubs. Offering an opportunity for a buyer to really make your own stamp and create your dream family home! Ideally offered with NO VENDOR CHAIN! Call HOME on 01617898383 to view!

- CENTRAL ELLESMERE PARK POSITION!
- Lounge
- Utility area
- Great potential to create your dream family home!
- NO VENDOR CHAIN!
- Dining room
- Single attached garage
- Entrance Porch
- Fitted kitchen
- Great gardens to the front and rear!



Porch 9'6 x 5'6 (2.90m x 1.68m)

Glazed door to the side and window to the front, tiled flooring and door to hallway.

Hallway 10'7 x 8'6 (3.23m x 2.59m)

Stairs to the first floor, storage and double panel radiator

Lounge 12'0 x 13'9 (3.66m x 4.19m)

uPVC double glazed window to the front, double panel radiator and television point.

Dining room 11'4 x 10'3 (3.45m x 3.12m)

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

Fitted kitchen 13'7 x 9'9 (4.14m x 2.97m)

Fitted with wall and base units, roll edge worktops, sink unit, space cooker, space for washing machine, single panel radiator and uPVC double glazed window to the rear.

Utility area

Access to the rear garden and space for fridge freezer.

Shaped landing

Shaped landing with access to partially boarded loft . uPVC double glazed window to the front and side,

Bedroom One 13'9 x 11'0 (4.19m x 3.35m)

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

Bedroom Two 11'4 x 11'4 (3.45m x 3.45m)

uPVC double glazed window to the rear and single panel radiator.

Bedroom Three 10'0 x 7'4 (3.05m x 2.24m)

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

Shower room 5'9 x 6'7 (1.75m x 2.01m)

Fitted with a two piece shower room suite comprising pedestal wash hand basin and shower cubicle. Tiled to complement and uPVC double glazed window to the rear.

W/C 4'8 x 2'8 (1.42m x 0.81m)

uPVC double glazed window to the side and low level W/C.

Tenure

We are advised that the property is Freehold.

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.



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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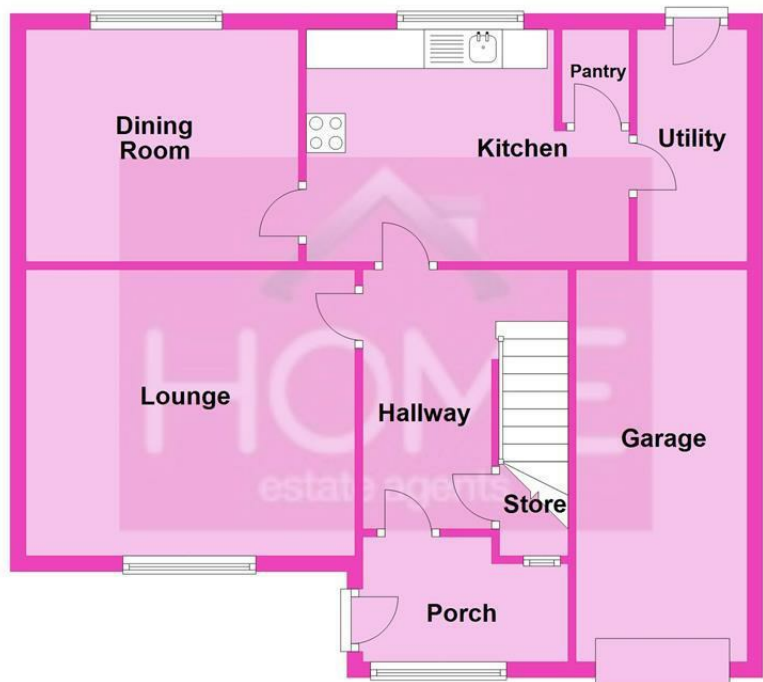
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Ground Floor

Approx. 68.8 sq. metres (740.1 sq. feet)



First Floor

Approx. 48.4 sq. metres (521.3 sq. feet)



Total area: approx. 117.2 sq. metres (1261.4 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			
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