



6 Haworth Drive Stretford Manchester M32 9QG

£215,000

SUPERB FIRST TIME BUY! HOME ESTATE AGENTS are pleased to offer for sale this two bedroom mid town house. In brief the accommodation comprises lounge, 'eat in' kitchen, shaped landing, the two well proportioned bedrooms & a three piece bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a block paved driveway providing ample off road parking whilst to the rear there is a paved garden which is fenced for privacy along with a garden shed. Ideally placed for access into both Stretford & Urmston. To book your viewing call the team at HOME.

- Two bedroom town house
- Three piece bathroom suite
- Ideal first time buy
- Book your viewing!
- Lounge
- uPVC double glazed
- Garden to the rear
- 'Eat in' kitchen
- Gas central heated
- Access into Stretford & Urmston

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Lounge 12'5" x 12'6" (3.79m x 3.82m)

Door to the front and uPVC double glazed window to the front. Radiator. Stairs leading to the first floor.

'Eat in' kitchen 8'4" x 12'5" (2.56m x 3.79m)

uPVC double glazed window to the rear and uPVC double glazed French doors leading to the rear garden. A range of fitted wall and base units with a rolled edged worktop over. Integrated hob, oven and extractor fan. Space for other appliances. Incorporating a single unit sink with mixer tap. Splash tiling and radiator.

Landing

Open balustrade and loft access.

Bedroom one 10'2" x 12'5" (3.12m x 3.79m)

Two uPVC double glazed windows to the front and radiator. Built in storage cupboard.

Bedroom two 10'6" x 6'0" (3.22m x 1.85m)

uPVC double glazed window to the rear and radiator.

Bathroom

A three piece suite comprises low level WC, wash hand basin and bath with shower over. Tiling to compliment and radiator. uPVC double glazed window to the rear.

Externally

Externally to the front of the property there is a block paved driveway providing ample off road parking whilst to the rear there is a paved garden which is fenced for privacy along with a garden shed.

Tenure

The property is Freehold.

Council tax

The property is council tax band B.

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



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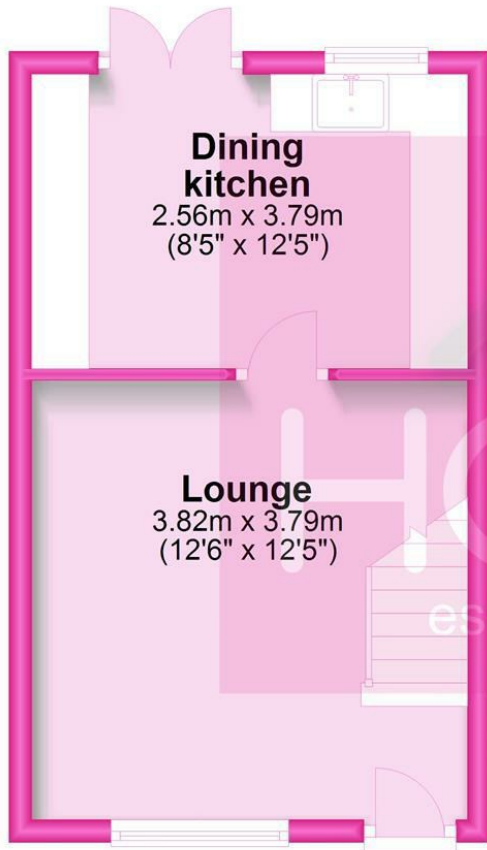
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Ground Floor

Approx. 24.6 sq. metres (264.4 sq. feet)



First Floor

Approx. 24.4 sq. metres (262.7 sq. feet)



Total area: approx. 49.0 sq. metres (527.1 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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