



## 546 Barton Road Stretford Manchester M32 9TD

### Offers over £299,999

HOME ESTATE AGENTS are pleased to offer for sale this three bedroom extended semi detached family residence. Ideally placed to enjoy the ever growing amenities of both Stretford & Urmston. In brief the accommodation comprises welcoming hallway, extended lounge diner, extended kitchen, shaped landing, the three well proportioned bedrooms & 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. To the rear there is a paved garden which is fenced for privacy. Also benefiting from a garage which has an electricity supply. Easy access to transport links & within catchment of the well regarded schools. To book your viewing call the team at HOME.

- Popular Location
- Extended lounge diner
- uPVC double glazed
- Garden to the rear
- Three bedroom semi detached
- Extended kitchen
- Gas central heated
- Extended family residence
- Three piece bathroom suite
- Ample off road parking

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### Hallway

uPVC double glazed door to the front, wooden effect floor and radiator. Stairs leading to the first floor.

### Extended lounge diner 29'7" x 10'11" (9.02m x 3.35m )

uPVC double glazed box bay window to the front and uPVC double glazed French door leading to the rear garden. Feature fire surround with marble effect back and hearth housing a living flame gas fire. Two radiators.

### Extended kitchen 16'11" x 7'10" (5.18m x 2.41m )

uPVC double glazed window to the rear and the side. uPVC double glazed door leading to the side. 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. Wine rack, shelving, splash tiling and radiator. Understairs storage cupboard.

### Shaped landing

Open balustrade and uPVC double glazed window to the side. Loft access.

### Bedroom one 12'6" x 10'11" (3.83m x 3.35m )

uPVC double glazed box bay window to the front, picture rail, wooden effect floor and radiator.

### Bedroom two 8'8" x 10'11" (2.65m x 3.35m )

uPVC double glazed window to the rear, wooden effect floor and radiator.

### Bedroom three 6'4" x 6'5" (1.95m x 1.96m )

uPVC double glazed window to the front, wooden effect floor and radiator. Fitted wardrobes with ample hanging and shelving space.

### Bathroom

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

### Externally

Externally to the front of the property there is a block paved driveway providing ample off road parking. To the rear there is a paved garden which is fenced for privacy. Also benefiting from a garage which has an electricity supply.

### Tenure

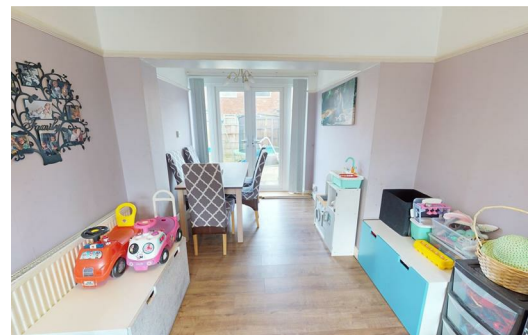
The property is leasehold with a ground rent of £5.00 payable annually.

### Council tax

The property is council tax band C.

### 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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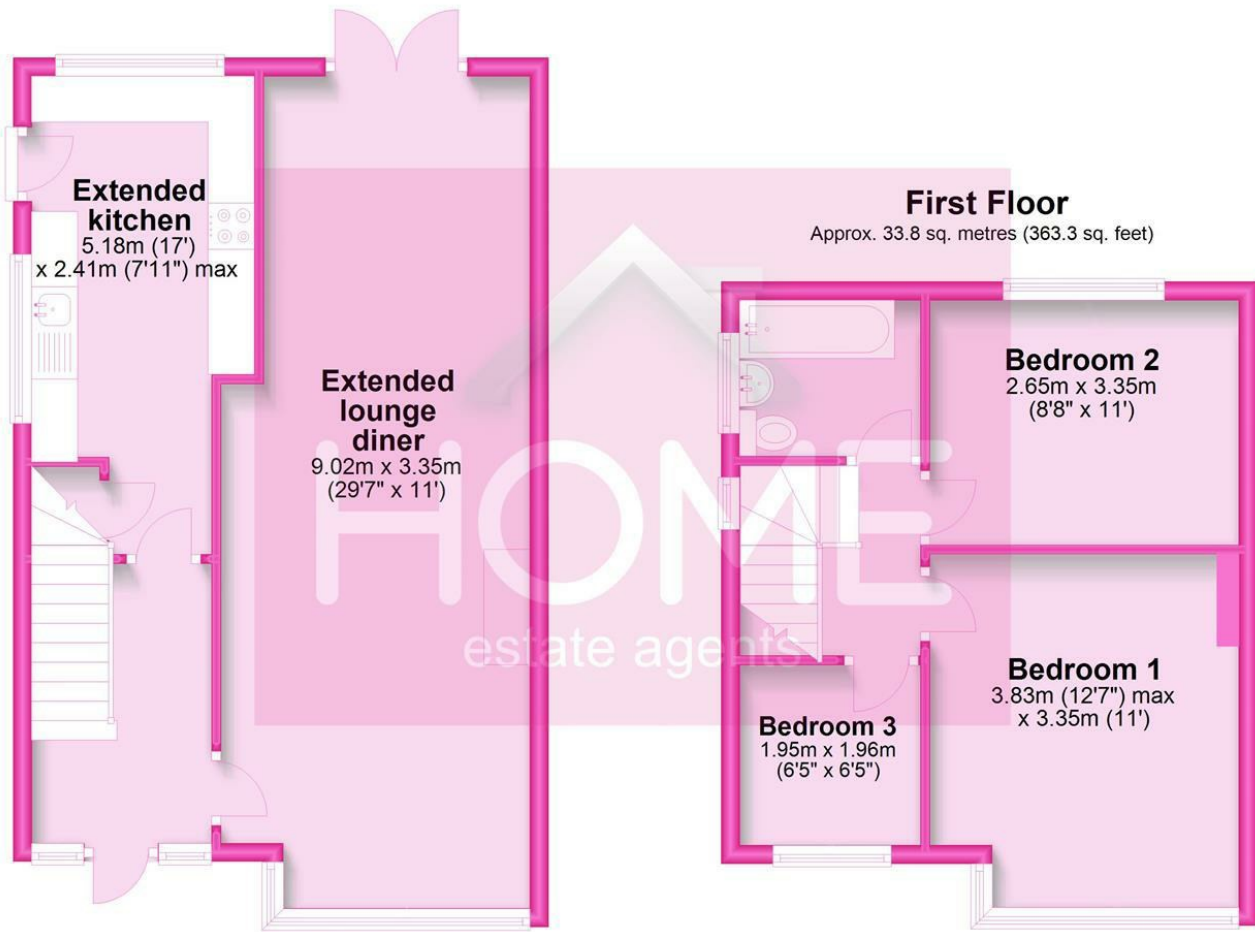


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## Ground Floor

Approx. 46.7 sq. metres (502.4 sq. feet)



Total area: approx. 80.4 sq. metres (865.7 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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