



**62 Norwich Road Stretford Manchester M32 9TY**  
**£420,000**

HOME ESTATE AGENTS are privileged to offer for sale this recently renovated four bedroom extended semi detached family residence. In brief the accommodation comprises entrance porch, welcoming hallway, lounge, modern kitchen dining room, downstairs shower room, shaped landing, the four well proportioned bedrooms & a three piece family bathroom suite. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front of the property there is a private driveway providing ample off road parking. To the rear a beautifully presented paved garden with a detached garage which benefits from electric and is currently used for storage but could be used as an outdoor office space. Perfectly placed to enjoy the ever growing amenities of the area, the popular schools, and motorway links. To arrange a viewing contact the team at HOME.

- Semi Detached Property
- Modern Family Bathroom
- Downstairs Shower Room
- Popular Location
- Extended Property
- Open Plan Kitchen Dining Room
- Useless Garden Room
- Four Bedrooms
- Sitting Room
- Gas Central Heating



### Hallway

Welcoming porch leading into the hallway. Radiator and stairs to the first floor.

### Living Room 19'3" x 10'0" (5.87m x 3.05m)

uPVC bay window to the front, wood effect flooring, television point, double panel radiator.

### Breakfast Kitchen 25'8" x 14'9" (7.83m x 4.52m)

Extended family kitchen fitted with a range of wall and base units, quartz worktops and sink unit with mixer tap. Also fitted with an integrated dishwasher and space for other appliances. Modern breakfast bar with spotlights, double radiator, splash tiling and wooden effect flooring. uPVC double glazed window to rear and side.

### Dining Room 12'9" x 10'5" (3.89m x 3.20m)

Open plan within the Breakfast Kitchen and uPVC double glazed French doors leading to the rear garden and velux window.

### Downstairs Shower Room

A modern three piece suite comprises low level WC, wash hand basin and large shower cubicle. Tiling to compliment and tiled floor. Extractor fan and uPVC double glazed window to the front.

### Bedroom One 13'1" x 10'0" (4.01m x 3.05m)

uPVC double glazed curved bay window to the front elevation and radiator.

### Bedroom Two 13'6" x 8'6" (4.14m x 2.61m)

uPVC double glazed window to the rear elevation and radiator.

### Bedroom Three 7'9" x 10'9" (2.38m x 3.29m)

uPVC double glazed window to the rear elevation and radiator.

### Bedroom Four 8'11" x 11'10" (2.73m x 3.61m)

Two uPVC double glazed windows to the front and radiator.

### Family Bathroom

A three piece suite comprises a low level WC, wash hand basin and bath. Tiling to compliment and tiled floor. Radiator. uPVC double glazed window to the side.

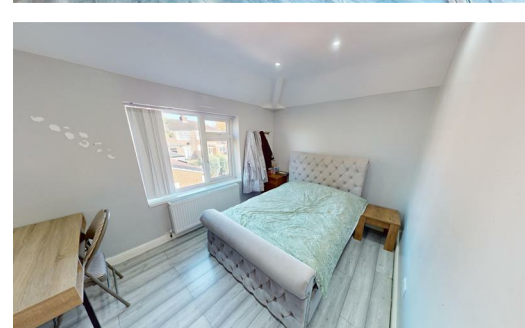
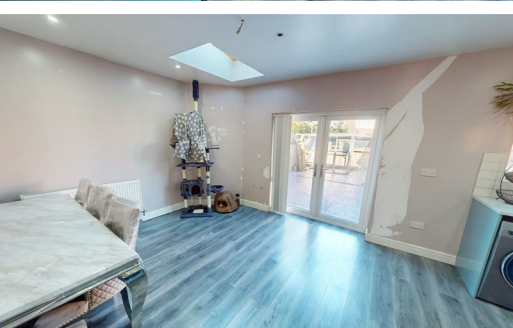
### Externally

To the front of the property is a paved driveway providing off road parking. To the rear a beautifully presented paved garden with a detached garage which benefits from electric and is currently used for storage but could be used as an outdoor office space.

### Property Disclaimer

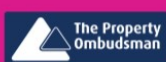
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are

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.

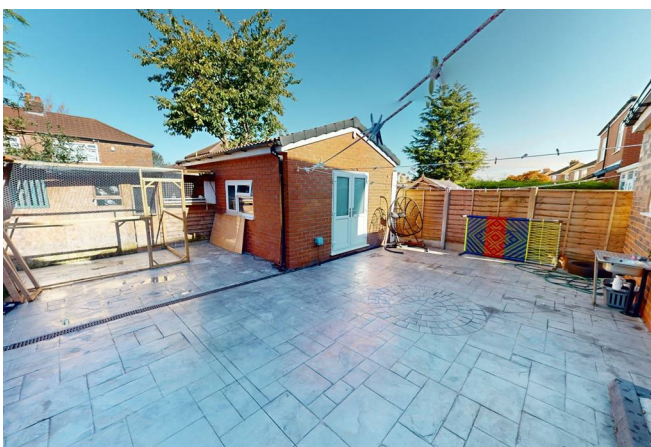


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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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## Ground Floor

Approx. 80.5 sq. metres (866.7 sq. feet)



## First Floor

Approx. 52.4 sq. metres (564.1 sq. feet)



Total area: approx. 132.9 sq. metres (1430.9 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>			
(39-54) <b>E</b>			
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