



31 Manor Road Stretford Manchester M32 9HT

Offers over £385,000

POPULAR LOCATION! HOME ESTATE AGENTS are delighted to offer for sale this well appointed three bedroom extended semi detached family residence situated on the always popular Manor Road. In brief the accommodation comprises welcoming hallway, bay fronted dining room, lounge, extended breakfast kitchen, shaped landing, the three well proportioned bedrooms & a three piece bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. Externally there are gardens to three sides along with a driveway providing ample off road parking. Ideally placed for the well regarded schools, transport links & amenities. To book your viewing call the team at HOME.

- Extended semi detached family home
- Lounge
- uPVC double glazed
- Ample off road parking
- Three bedrooms
- Extended breakfast kitchen
- Gas central heating
- Bay fronted dining room
- Three piece bathroom suite
- Gardens to three sides

Hallway

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

Dining Room 13'1" x 12'3" (3.99m x 3.74m)

uPVC double glazed bay window to the front, coved ceiling, wooden effect floor and radiator. Feature surround with cast iron fireplace housing a living flame gas fire.

Lounge 14'5" x 12'3" (4.41m x 3.74m)

uPVC double glazed French doors leading to the rear garden. Wooden effect floor and radiator.

Extended breakfast kitchen 20'11" x 8'2" (6.40m x 2.51m)

A stylish fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sink with mixer tap. Integrated hob, oven and extractor fan. Fitted fridge freezer and microwave oven. Space for other appliances. Fitted breakfast bar, upright contemporary radiator and wooden effect floor. Two uPVC double glazed windows to the side and uPVC double glazed French doors leading to the rear garden.

Shaped Landing

Open balustrade and uPVC double glazed window to the side.

Bedroom One 14'5" x 10'11" (4.40m x 3.33m)

uPVC double glazed bay window to the front, wooden effect floor and radiator. A range of fitted wardrobes with ample hanging and shelving space.

Bedroom Two 12'7" x 10'11" (3.86m x 3.33m)

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

Bedroom Three 7'1" x 9'6" (2.18m x 2.92m)

uPVC double glazed window to the front, wooden effect floor and radiator. A range of fitted wardrobes with ample hanging and shelving space. Fitted overhead storage cupboard.

Bathroom

A three piece suite comprises low level WC, wash hand basin and P-shaped bath with shower over. Tiling to compliment, tiled floor and radiator. uPVC double glazed windows to the side and the rear.

Externally

To the front of the property there is a generous block paved driveway providing ample off road parking which continues to the side. To the side there is a mainly lawned garden which is fenced for privacy. To the rear there is a block paved patio with lawned garden beyond.

Tenure

The property is Freehold.

Council Tax

The property is council tax band C.

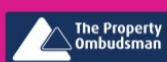
Property disclaimer

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.

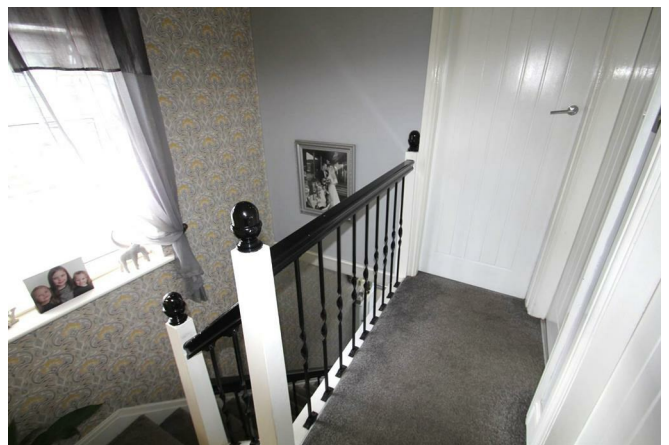


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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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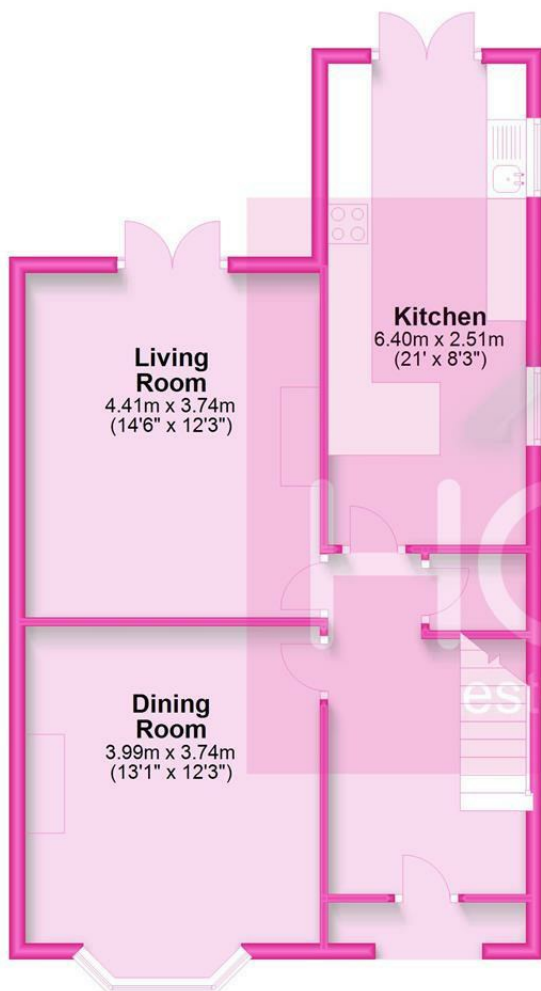
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Ground Floor

Approx. 61.6 sq. metres (663.2 sq. feet)



First Floor

Approx. 53.4 sq. metres (574.5 sq. feet)



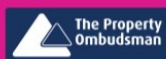
Total area: approx. 115.0 sq. metres (1237.7 sq. feet)

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			
(21-38) F			
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