



## 27 Stothard Road Stretford Manchester M32 9HA

### £339,999

NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this much loved three bedroom semi detached family residence. Boasting a generous southerly facing rear garden & therefore the plot has genuine potential for extensions subject to obtaining the required planning consent. In brief the accommodation comprises entrance vestibule, welcoming hallway, bay fronted lounge, dining room, kitchen, shaped landing, the three well proportioned bedrooms & a three piece bathroom suite, The property is majority uPVC double glazed & is warmed by gas central heating. Externally to the front of the property there is a walled ornate garden with wrought iron gates leading to the driveway. The paved driveway continues to the side through a second set of wrought iron gates which leads to the detached garage located to the rear. To the southerly facing rear there is a paved patio area with generous lawned garden beyond along with mature beds. Ideally placed for transport links, local amenities & the well regarded schools. To book your viewing call the team at HOME.

- No vendor chain
- Dining room
- Majority uPVC double glazed
- Southerly facing rear garden
- Vestibule & hallway
- Kitchen
- Driveway & detached garage
- Bay fronted lounge
- Three piece bathroom
- Popular location

**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homeestateagents.com](http://www.homeestateagents.com)

#### Entrance vestibule

uPVC double glazed double doors to the front and entrance to the hallway.

#### Hallway

Door to the front with glazed surround and radiator. Stairs leading to the first floor.

#### Lounge 11'9" x 11'7" (3.59m x 3.54m )

uPVC double glazed bay window to the front, coved ceiling and radiator. Wall mounted gas fire with surround.

#### Dining room 14'6" x 10'9" (4.42m x 3.29m )

uPVC double glazed window to the rear and radiator. Wall mounted fire with surround.

#### Kitchen 7'4" x 6'9" (2.24m x 2.07m )

uPVC double glazed windows to the side and the rear. uPVC double glazed door leading to the side. A range of fitted wall and base units with a rolled edged worktop over. Incorporating a one and a half unit sink with mixer tap. Integrated hob, oven and extractor fan. Space for appliances. Tiling to compliment, understairs storage and gas central heating boiler.

#### Shaped landing

Open balustrade and window to the side Loft access.

#### Bedroom one 15'6" x 10'11" (4.74m x 3.35m )

uPVC double glazed bay window to the front and radiator. A range of built in wardrobes with hanging and shelving space.

#### Bedroom two 10'7" x 13'3" (3.25m x 4.05m )

uPVC double glazed window to the rear and radiator. A range of built in wardrobes with hanging and shelving space.

#### Bedroom three 9'3" x 6'7" (2.82m x 2.01m )

Window to the front and radiator.

#### Bathroom

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

#### Garage

A detached brick garage with up and over door to the front. Power and lighting.

#### Externally

To the front of the property there is a walled, paved ornate garden with wrought iron gates leading to the driveway. The paved driveway continues to the side through a second set of wrought iron gates which leads to the detached garage located to the rear. To the southerly facing rear there is a paved patio area with generous lawned garden beyond along with mature beds. Due to the size and the nature of the plot, there is genuine potential for extensions subject to obtaining the required consent.

#### 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.



LOCAL EXPERTS THAT GET YOU MOVING

 [www.homeestateagents.com](http://www.homeestateagents.com)



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



**LOCAL EXPERTS THAT GET YOU MOVING**

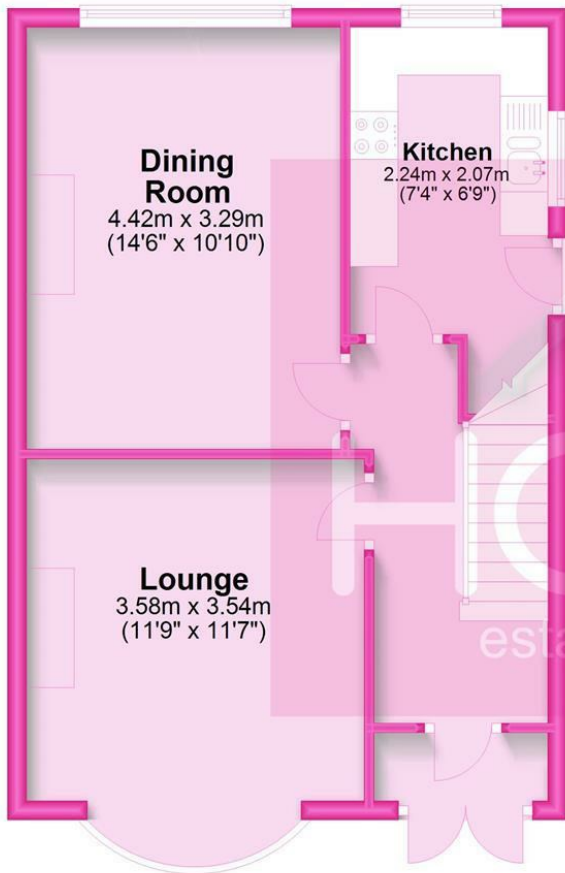
 [www.homestateagents.com](http://www.homestateagents.com)



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

## Ground Floor

Approx. 44.6 sq. metres (480.0 sq. feet)



## First Floor

Approx. 44.6 sq. metres (480.2 sq. feet)



Total area: approx. 89.2 sq. metres (960.3 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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**LOCAL EXPERTS THAT GET YOU MOVING**

[www.homeestateagents.com](http://www.homeestateagents.com)



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