



## 2 Strathmere Avenue Stretford Manchester M32 0DR

### £499,999

FOUR DOUBLE BEDROOMS! HOME ESTATE AGENTS are privileged to offer for sale this well appointed & thoughtfully four double bedroom extended semi detached family residence. In brief the accommodation comprises entrance porch, welcoming hallway, large bay fronted lounge, sitting room, modern dining kitchen, utility room, downstairs WC, shaped landing, the four double bedrooms, ensuite shower room & three piece family bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a generous block paved driveway providing ample off road parking. To the rear, which benefits from a sunny aspect, there is a paved patio area with mainly lawned garden beyond. There is a detached garage located to the rear access via double gates. Ideally placed for the popular schools, amenities & transport links. To book your viewing call the team at HOME.

- Four double bedroom
- Sitting room
- Downstairs WC
- Driveway & southerly facing garden
- Thoughtfully extended
- Dining kitchen
- Family bathroom
- Large lounge
- Utility room
- Ensuite shower room

### Entrance porch

uPVC double glazed door to the front and uPVC double glazed one three sides. Entrance to the hallway.

### Hallway

Door to the front, tiled floor and stairs to the first floor.

### Lounge 23'7" x 11'9" (7.21m x 3.59m )

uPVC double glazed bay window to the front, coved ceiling and radiator. Double doors leading to the sitting room.

### Sitting room 8'6" 13'5" (2.60m 4.11m )

uPVC double glazed French doors leading to the rear garden and uPVC double glazed window to the rear. Coved ceiling and radiator.

### Dining kitchen 19'10" x 9'11" (6.05m x 3.03m )

A range of fitted wall and base units with worktop over. Integrated hob, oven and extractor fan. Integrated dishwasher and space for other appliances. Incorporating a single unit sink with mixer tap. uPVC double glazed window to the front and the side. Tiled floor, over worktop lighting, spotlights, coved ceiling and radiator. UNDERSTAIRS storage cupboard.

### Utility room

uPVC double glazed window to the side and uPVC double glazed door leading to the rear garden. A range of fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sink with mixer tap. Space for appliances. Tiled floor, spotlights, gas central heating boiler and coved ceiling.

### Downstairs WC

A two piece suite comprises low level WC and wash hand basin. Tiling to compliment and tiled floor. Ladder radiator and uPVC double glazed window to the rear.

### Shaped landing

Open balustrade and loft access. The loft is part boarded providing ample storage space.

### Bedroom one 13'7" x 8'7" , (4.16m x 2.62, )

uPVC double glazed window to the front, coved ceiling and radiator. A range of built in wardrobes. Fitted dresser, drawers and shelving.

### Ensuite

A three piece suite comprises low level WC, vanity wash hand basin and shower cubicle. Tiling to compliment, tiled floor and ladder radiator. uPVC double glazed window to the side.

### Bedroom two 9'1" x 10'5" (2.79m x 3.20m )

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

### Bedroom three 13'5" x 12'0" (4.09m x 3.68m )

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

### Bedroom four 11'10" x 7'10" (3.61m x 2.41m )

uPVC double glazed window to the side and radiator. Fitted wardrobes with ample hanging and shelving space.

### Family bathroom 8'4" x 6'8" (2.56m x 2.05m )

A three piece suite comprises low level WC, vanity wash hand basin and bath with shower over. Tiling to compliment, tiled floor, ladder

radiator and uPVC double glazed window to the rear.

### Externally

Externally to the front of the property there is a generous block paved driveway providing ample off road parking. To the rear, which benefits from a sunny aspect, there is a paved patio area with mainly lawned garden beyond. There is a detached garage located to the rear access via double gates.

### Tenure

The property is Freehold.

### Council tax

The property is council tax band C.

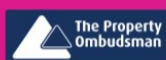
### Property disclaimer

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.

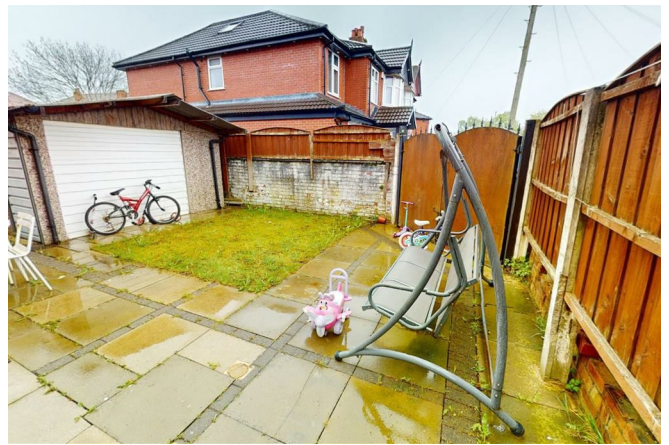


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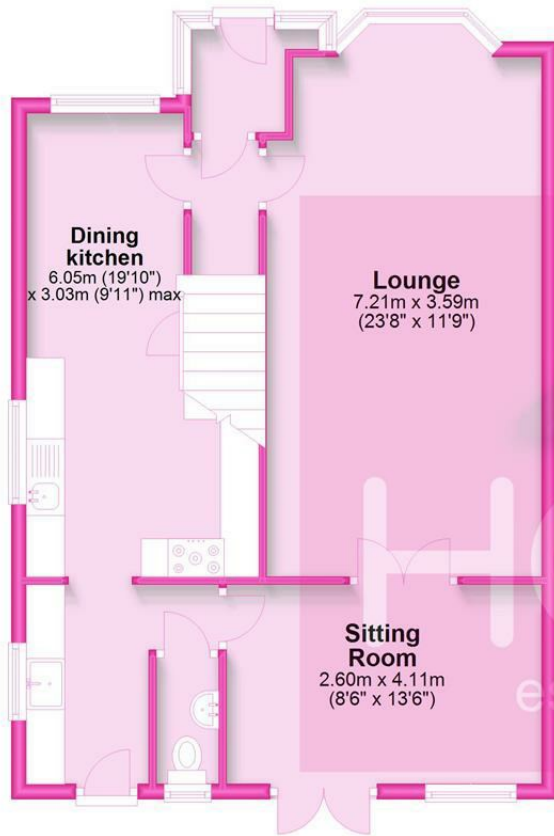
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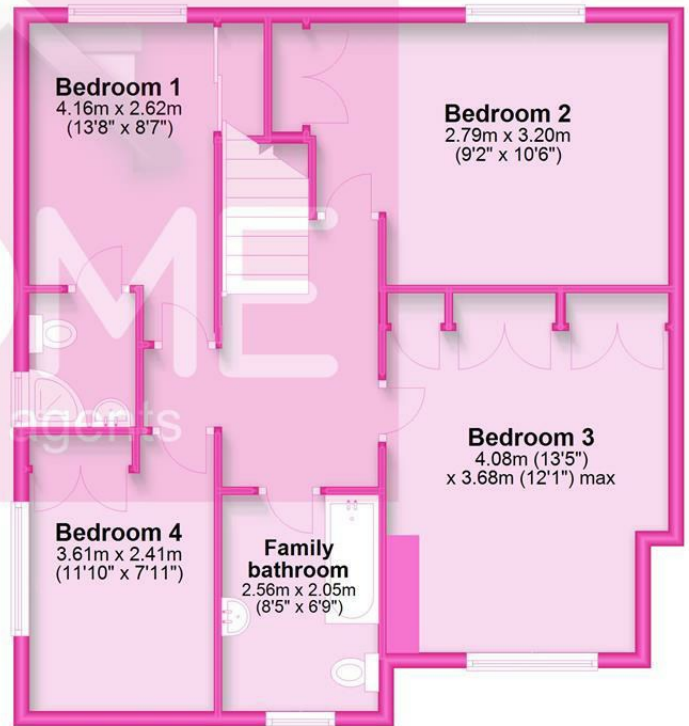
## Ground Floor

Approx. 63.4 sq. metres (682.2 sq. feet)



## First Floor

Approx. 64.5 sq. metres (694.7 sq. feet)



Total area: approx. 127.9 sq. metres (1376.9 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>			
(21-38) <b>F</b>			
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