



## 46 Greatstone Road Stretford Manchester M32 0ZW

### Offers over £250,000

NO CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this for bedroom mid quasi semi detached property which is being sold with no vendor chain. In brief the property comprises spacious hallway, lounge, dining room, fitted kitchen, home office, downstairs, WC, shaped landing, the four well proportioned bedrooms, and a two-piece bathroom suite. The property is warmed by gas central heating and is fully UPVC double glazed. Externally to the front of the property. There is a block paved driveway, providing ample off-road parking whilst to the rear there is a block paved patio area, wooden decked patio and ornate garden beyond. Ideally placed to enjoy the ever-growing amenities of the area, transport links and access to Salford Quays. To book your viewing call the team at HOME.

- Four bedrooms
- Dining room
- Two piece bathroom
- No chain
- Mid quasi semi detached
- Home office
- Ample off road parking
- Lounge
- Downstairs WC
- Generous garden to the rear

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### Hallway

UPVC double glazed door to front and UPVC double glazed window to front. Wooden effect flooring, radiator and stairs the first floor

### Downstairs WC

A two piece suite comprises low level WC and wash hand basin. Splash tiling.

### Lounge 10'7" x 10'7" (3.23m x 3.24m)

UPVC double glazed window to front, picture rail, wooden effect, flooring and radiator.

### Dining room 7'10" x 13'6" (2.40m x 4.12m)

UPVC double glazed patio doors leading to the rear garden. Feature fireplace, wooden effect floor and contemporary radiator.

### Kitchen 12'2" x 6'9" (3.73m x 2.07m)

A comprehensive range of fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sink. Space for appliances. Splash tiling, extractor fan and UPVC double glazed window to rear.

### Home office

Fitted worktop.

### Shaped landing

Closed balustrade and loft access.

### Bedroom one 12'3" x 14'10" (3.74m x 4.54m)

UPVC double glazed window to rear and radiator. Built-in wardrobe with ample hanging in shelving space.

### Bedroom two 10'10" x 9'0" (3.32m x 2.75m)

UPVC double glazed window to the front and radiator.

### Bedroom three 7'1" x 11'5" (2.17m x 3.49m)

UPVC double glazed window to front and radiator.

### Bedroom four 11'11" x 7'5" (3.64m x 2.27m)

Two UPVC double glazed windows to rear and radiator. Wash hand basin with splash tiling.

### Bathroom

A two piece suite comprises wash hand basin and bath with shower. Tiling to compliments, radiator and UPVC double glazed windows to the rear.

### Externally

To the front of the property there is a blocked paved driveway providing ample off-road parking. To the rear of the property, there is a generous block paved patio area with ornate garden beyond along with a wooden deck to patio, all of which fenced for privacy.

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



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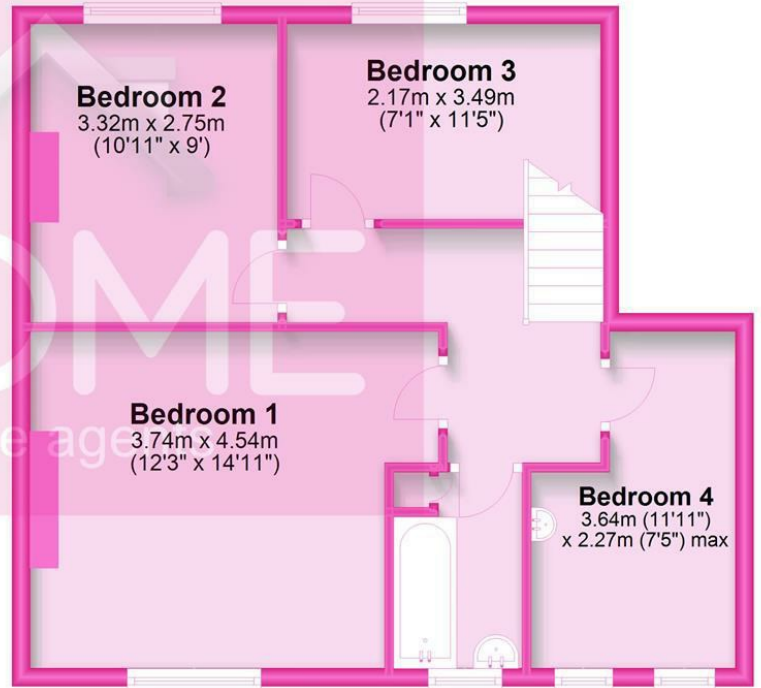
## Ground Floor

Approx. 43.9 sq. metres (473.0 sq. feet)



## First Floor

Approx. 52.0 sq. metres (559.8 sq. feet)



Total area: approx. 95.9 sq. metres (1032.8 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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