



## 25 Winster Avenue Stretford Manchester M32 9SE

### £330,000

A CREDIT TO OUR CLIENT! HOME ESTATE AGENTS are privileged to offer for sale this beautifully presented three bedroom extended semi detached family residence situated on the popular Winster Avenue. In the accommodation comprises welcoming hallway, bay fronted dining room, living room, extended modern fitted breakfast kitchen, shaped landing, the three well proportioned bedrooms & a three piece bathroom suite. The property is uPVC double glazed & gas central heated. Externally to the front of the property there is a generous block paved driveway, providing ample off road parking. The block paved driveway continues to the side, leading to the detached garage located to the rear. To the rear of the property, which enjoys a sunny aspect, there is a paved patio area with mainly lawned garden beyond, all of which is fenced for privacy. Ideally placed for the well regarded schools, amenities & transport links. To book your viewing call the team at HOME.

- Popular location
- Extended breakfast kitchen
- Rear garden with sunny aspect
- A credit to our clients
- Lounge
- Three piece bathroom suite
- Driveway for offer for parking
- Dining room
- Extended three bedroom semi detached
- 'Move in' condition

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### Hallway

Door to front with UPVC double glazed surround. Picture rail, wooden effect flooring and radiator. Stairs to the first floor.

### Extended breakfast kitchen 16'10" x 6'6" (5.15m x 2.00m)

A comprehensive range of modern fitted wall and base units with a rolled, edged worktop over. Fitted breakfast bar. Integrated hob, double oven and extractor fan. Integrated fridge freezer. Incorporating a one and a half unit sink with mixer tap. Wooden effect flooring with electric underfloor heating. Under stairs, storage cupboard. Radiator. UPVC double glazed windows to side and to the rear. UPVC double glazed door giving access to the rear garden.

### Living Room 13'10" x 10'11" (4.22m x 3.33m)

UPVC double glazed bay window to rear and radiator. Contemporary living flame gas fire. Open through to the dining room.

### Dining Room 10'9" x 11'3" (3.30m x 3.44m)

UPVC double glazed bay window to front and radiator. Built-in storage cupboards and fitted shelving.

### Shaped Landing

Bespoke glass balustrade, UPVC double glazed window to side and loft access.

### Bedroom One 12'6" x 7'10" (3.83m x 2.41m)

UPVC double glazed bay window to front and radiator. A range of modern built-in wardrobes with ample hanging in shelving space.

### Bedroom Two 10'11" x 7'10" (3.35m x 2.41m)

UPVC double glazed window to rear and radiator. A range of modern built-in wardrobes with ample hanging shelving space.

### Bedroom Three 8'2" x 7'0" (2.50m x 2.15m)

UPVC double glazed window to front and radiator.

### Bathroom 5'10" x 7'7" (1.78m x 2.32m)

A three-piece suite comprises low-level WC, wash, handbasin and bath with shower over. Tiling to complement. Spotlights and UPVC double glazed window to rear.

### Externally

To the front of the property there is a generous block paved driveway, providing ample off-road parking. The block paved driveway continues to the side and leads to the detached garage located to the rear. To the rear of the property, which enjoys a sunny aspect, there is a paved patio area with mainly lawned garden beyond, all of which is fenced for privacy. There is an outside tap.

### Tenure

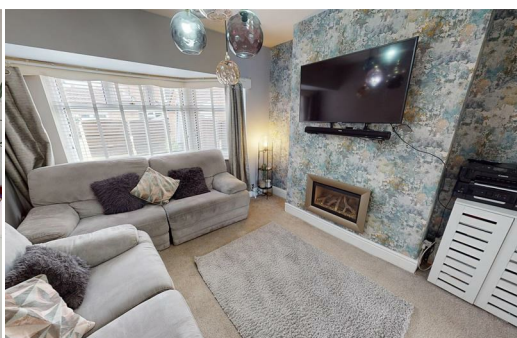
The property is Freehold.

### 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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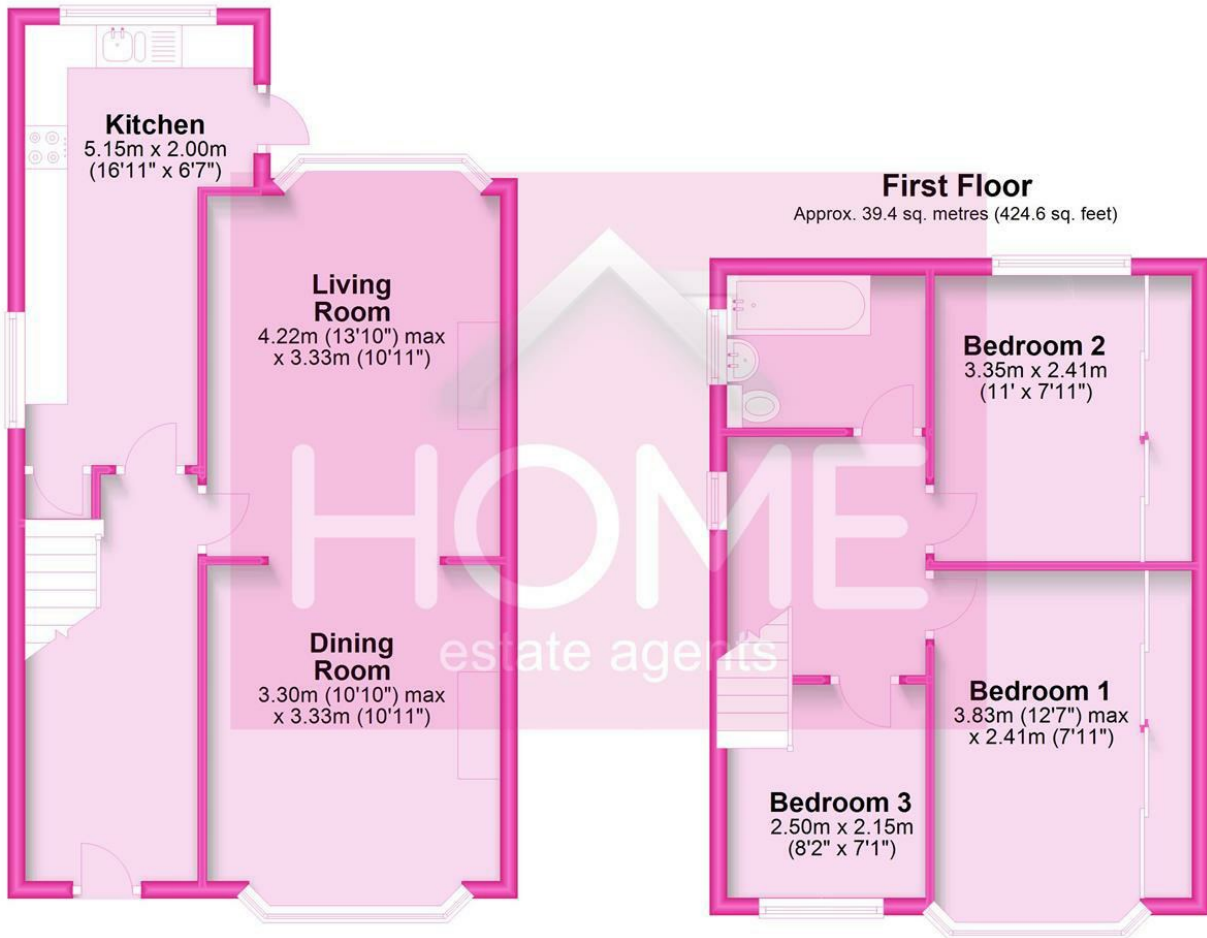
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## Ground Floor

Approx. 48.2 sq. metres (519.1 sq. feet)



Total area: approx. 87.7 sq. metres (943.7 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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