



## 285 Kings Road Old Trafford Manchester M16 0HF

### Offers over £415,000

POPULAR LOCATION! HOME ESTATE AGENTS are pleased to offer for sale this much loved three bedroom extended semi detached family residence on the always popular Kings Road. In brief the accommodation comprises entrance porch, welcoming hallway, bay fronted sitting room, lounge, extended breakfast kitchen, shaped landing, the three well proportioned bedrooms & three piece bathroom suite. There is a useful converted loft space which could be utilised in a variety of ways. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front of the property there is a paved driveway accessed through wrought iron gates. The driveway continues through a second set of gates giving access to the side which in turn leads to the garage. The garage is currently used for storage & a utility space. To the rear, which enjoys a sunny aspect, there is a mainly paved ornate garden which is fenced for privacy. Ideally placed for the well regarded schools & transport links. To book your viewing call the team at HOME.

- Three bedroom extended semi detached
- Lounge
- Converted loft space
- Driveway for parking
- Porch & hallway
- Extended breakfast kitchen
- Useful converted garage space
- Bay fronted sitting room
- Three piece bathroom suite
- Garden with sunny aspect



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### Entrance porch

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

### Hallway

Door to the front with glazing either side. Picture rail, wooden effect flooring and radiator. Stairs to the first floor.

### Sitting room 12'9" x 11'5" (3.90m x 3.50m )

uPVC double glazed bay window to front, wooden effect flooring and radiator. Wooden fire surround with feature fireplace housing a leaving flame gas fire.

### Lounge 11'5" x 12'11" (3.50m x 3.94m )

uPVC double glazed patio doors, giving access to the rear garden, wooden effect flooring, coved ceiling, dado rail and radiator. Feature fireplace housing a living flame gas fire.

### Extended breakfast kitchen 16'6" x 7'11" (5.05m x 2.42m )

uPVC double glazed windows to the side and the rear. uPVC double glazed door giving access 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. Space for appliances. Fitted breakfast bar, splash tiling and radiator. Gas central heating boiler.

### Shaped landing

uPVC double glazed window to the side, open balustrade and loft access. The converted loft space is accessed via a pull down ladder.

### Bedroom one 14'11" x 11'0" (4.55m x 3.37m )

uPVC double glazed bay window to front, wooden effect flooring and radiator. A

comprehensive range of built-in wardrobes with ample hanging in shelving space.

### Bedroom two 10'9" x 12'1" (3.30m x 3.70m )

uPVC double glazed window to rear, wooden effect flooring and radiator. A comprehensive range of built-in wardrobes with ample hanging shelving space..

### Bedroom three 9'8" x 6'7" (2.95m x 2.02m)

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

### Bathroom

A modern three-piece suite comprises low-level WC, wash hand basin and bath with shower over. Tiling to compliment, ladder radiator and uPVC double glazed window to side.

### Converted loft space

Built-in storage within the eaves, UPVC double glazed window to rear and radiator.

### Garage

A detached brick garage. Currently used as a storage garage although as plastered and benefiting from power and lighting, it has potential to be a garden room, home office or utility room. Fitted base units incorporating a single unit sink with splash tiling.

### Externally

To the front of the property there is a paved driveway accessed through wrought iron gates. The driveway continues through a second set of gates giving access to the side which in turn leads to the garage. To the rear, which enjoys a sunny aspect, there is a mainly paved ornate garden which is fenced for privacy.

### Tenure

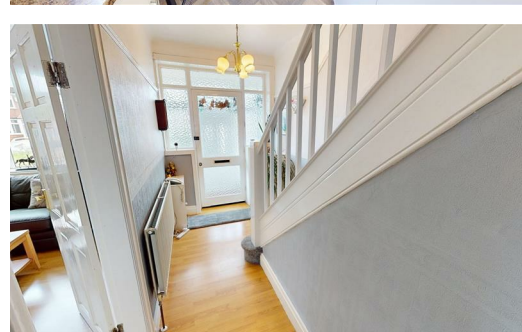
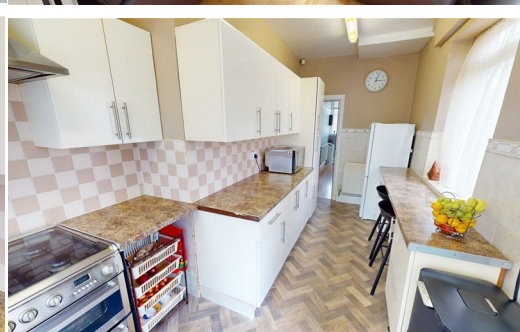
The property is Freehold.

### Council tax

The property is council tax band C.

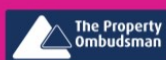
### Property disclaimer

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



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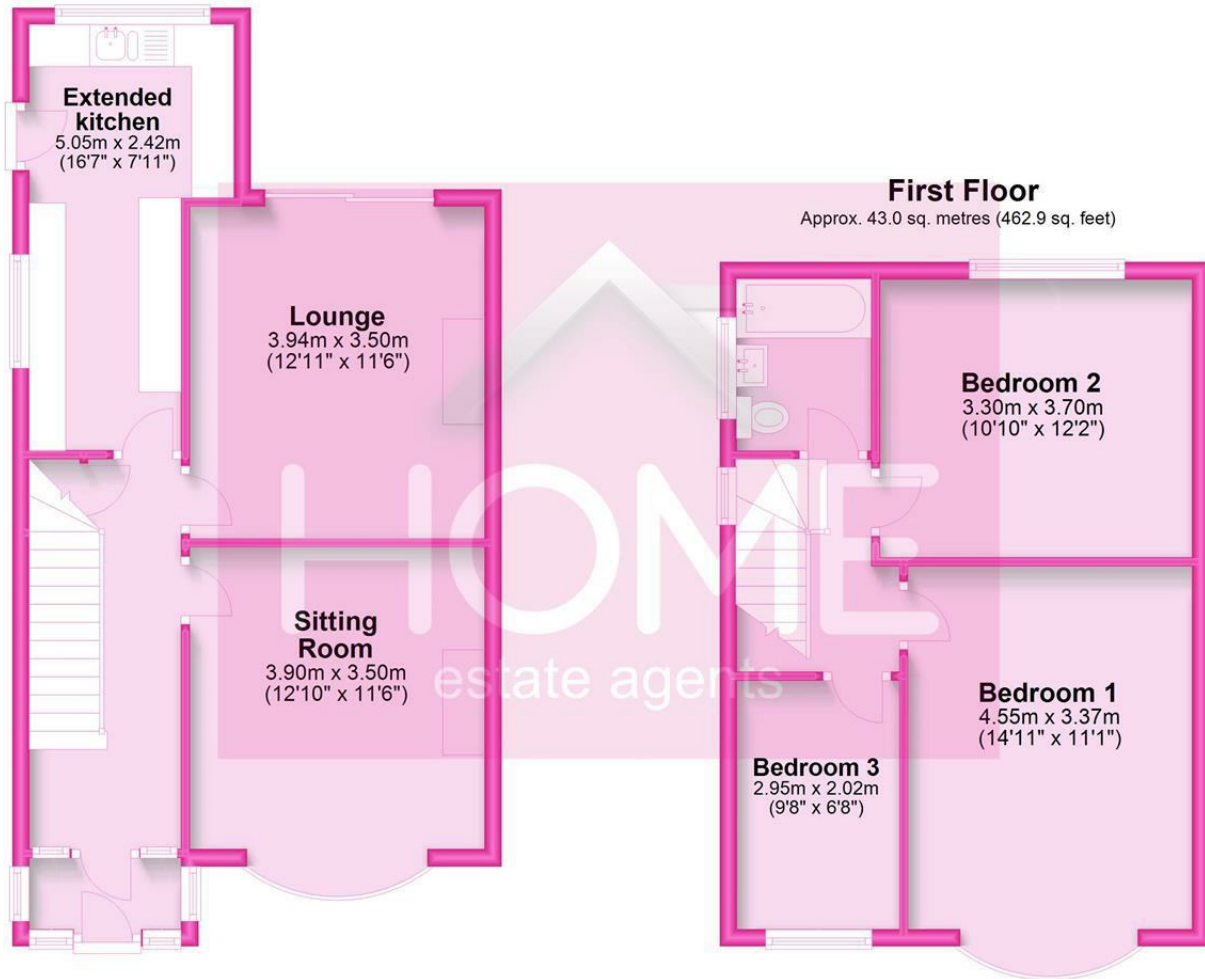
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## Ground Floor

Approx. 49.5 sq. metres (532.8 sq. feet)



Total area: approx. 92.5 sq. metres (995.7 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 |                         |         |           |
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