



## 23 Winster Avenue Stretford Manchester M32 9SE

### £325,000

SUPERBLY PRESENTED! HOME ESTATE AGENTS are delighted to offer for sale this well presented three bedroom extended semi detached property. In genuine 'move in' condition, making an early viewing to appreciate the property as a whole. In brief the accommodation comprises entrance vestibule, welcoming hallway, bay fronted lounge, extended modern dining kitchen, shaped landing, the three well proportioned bedrooms & a three piece shower room. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a mainly lawned garden along with mature beds. There is a driveway for off road parking accessed through wrought iron gates. To the rear, which enjoys a sunny aspect, there is a generous paved patio area with lawned garden beyond boasting mature plants & shrubs. Ideally placed for the well regarded schools, amenities & transport links. To book your viewing call the team at HOME.

- Three bedroom semi detached
- Modern shower room
- Gardens front & rear
- Stylishly finished throughout
- Extended dining kitchen
- uPVC double glazed
- Driveway for parking
- Bay fronted lounge
- Gas central heated
- Popular location



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### Vestibule

uPVC double glazed door to the front with uPVC double glazed surround. Door through to the hallway.

### Hallway

Original stained and leaded door to the front with matching surround. Radiator and stairs leading to the first floor.

### Lounge 21'0" x 10'11" (6.41m x 3.33m)

uPVC double glazed bay window to the front and uPVC double glazed window to the rear. Wall lights, picture rail and radiator. Wooden surround with cast iron fireplace housing a living flame gas fire.

### Extended dining kitchen 18'5" x 8'3" (5.63m x 2.52m)

uPVC double glazed windows to the side and the rear. uPVC double glazed door leading to the side. A comprehensive range of fitted wall and base units with a rolled edged worktop over. Integrated hob, oven and extractor fan. Integrated fridge freezer, washing machine and dishwasher. Incorporating a single unit sink with mixer tap. Built in storage cupboard. Radiator.

### Shaped landing

Open balustrade and uPVC double glazed window to the side.

### Bedroom one 12'0" x 10'10" (3.68m x 3.31m)

uPVC double glazed bay window to the front, picture rail and radiator. A comprehensive range of modern built in wardrobes with ample hanging, shelving space and drawers.

### Bedroom two 8'7" x 10'10" (2.62m x 3.31m)

uPVC double glazed window to the rear, picture rail and radiator. A range of fitted wardrobes with ample hanging and shelving space. Fitted overbed storage units.

### Bedroom three 6'5" x 6'9" (1.96m x 2.07m)

uPVC double glazed window to the front and radiator.

### Shower room

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

### Externally

To the front of the property there is a mainly lawned garden along with mature beds. There is a driveway for off road parking accessed through wrought iron gates. To the rear, which enjoys a sunny aspect, there is a generous paved patio area with lawned garden beyond boasting mature plants and shrubs. There is a garden shed and the rear is fenced for privacy.

### Tenure

The property is Freehold.

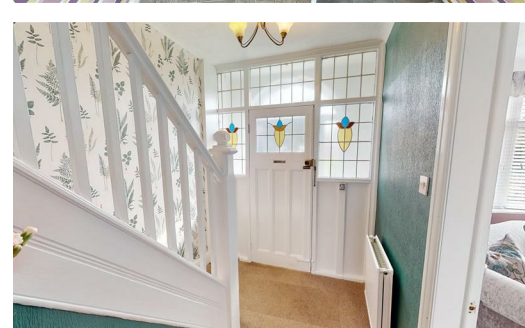
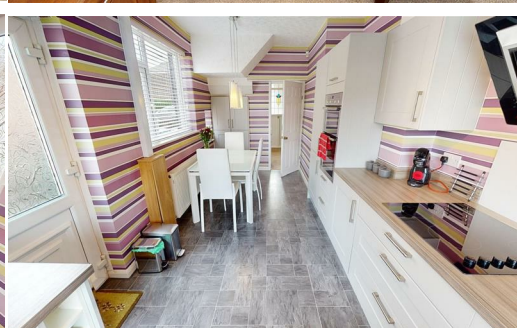
### Council tax

The property is council tax band C.

### Property disclaimer

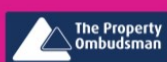
PLEASE NOTE: Home Estate Agents have

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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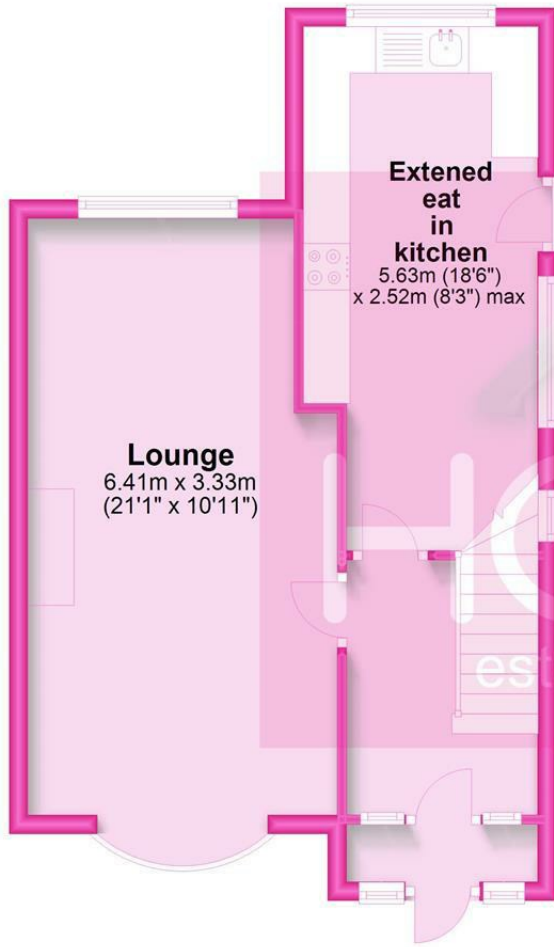
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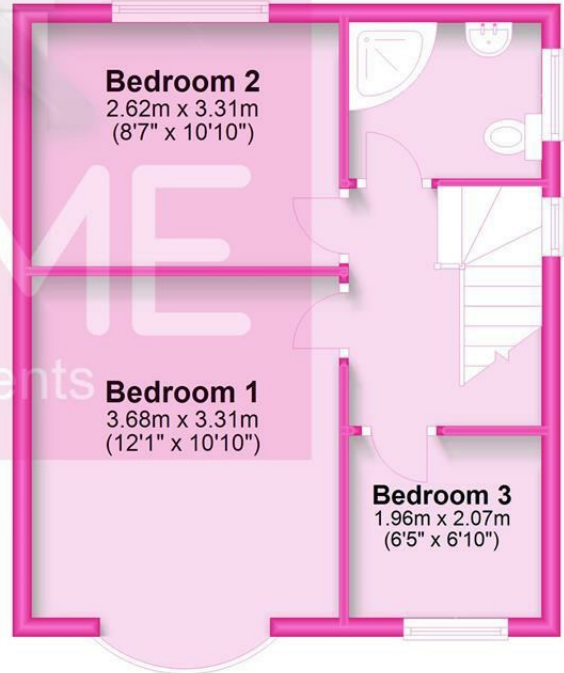
## Ground Floor

Approx. 42.1 sq. metres (453.1 sq. feet)



## First Floor

Approx. 35.2 sq. metres (378.6 sq. feet)



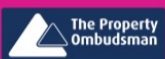
Total area: approx. 77.3 sq. metres (831.7 sq. feet)

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>			
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