



45 Lincoln Avenue Stretford Manchester M32 9TX

£325,000

NO CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this much loved three bedroom extended semi detached family residence. Coming to the market for the first time in over 60 years. In brief the accommodation comprises entrance vestibule, welcoming hallway, bay fronted lounge, extended 'eat in' kitchen, downstairs WC, shaped landing, the three well proportioned bedrooms & three piece bathroom suite. The property is warmed by gas central heating & uPVC double glazed. Externally to the front of the property there is a pleasant garden along with a resin driveway access through wrought iron gates. To the side the resin driveway continues leading to the detached garage located to the rear. To the rear, which enjoys a sunny aspect, there is a resin pathway along with a mainly lawned garden along with raised mature beds. Ideally placed for access into both Stretford & Urmston. To book your viewing call the team at HOME.

- No vendor chain
- Extended 'eat in' kitchen
- Gas central heated
- Driveway & detached garage
- Vestibule & hallway
- Downstairs WC
- uPVC double glazed
- Bay fronted lounge
- Three piece shower room
- Beautifully southerly facing rear garden



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Vestibule

uPVC double glazed door to the front with matching surround. Entrance to the hallway.

Hallway

Double glazed door to the front with glazed surround. Radiator. Stairs leading to the first floor.

Lounge 20'7" x 10'7" (6.29m x 3.23m)

uPVC double glazed bay window to the front and uPVC double glazed door with matching surround. In wall living flame gas central heating. Picture rail and two radiators.

Extended kitchen 17'3" x 7'2" (5.28m x 2.20m)

A comprehensive range of fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sink with mixer tap. Integrated hob, oven and extractor fan. Splash tiling and radiator. Storage cupboard. uPVC double glazed windows to the side and the rear. uPVC double glazed door leading to the rear garden.

Downstairs WC

A low level WC.

Shaped landing

uPVC double glazed window to the side and loft access.

Bedroom one 13'6" x 10'3" (4.14m x 3.13m)

uPVC double glazed bay window to the front, picture rail and radiator.

Bedroom two 7'9" x 10'10" (2.37m x 3.32m)

uPVC double glazed window to the rear, picture rail and radiator.

Bedroom three 6'9" x 7'9" (2.06m x 2.38m)

uPVC double glazed window to the front, picture rail and radiator.

Shower room

A three piece suite comprises low level WC, wash hand basin and shower cubicle. Cupboard housing the 'Worcester' gas central heating boiler, radiator and uPVC double glazed window to the side.

Garage

A detached garage with up and over door to the front.

Externally

To the front of the property there is a pleasant garden along with a resin driveway access through wrought iron gates. To the side the resin driveway continues leading to the detached garage located to the rear. There is an outside tap. To the rear, which enjoys a sunny aspect, there is a resin pathway, mainly lawned garden along with raised mature beds. The rear is fenced for privacy. There is a greenhouse.

Tenure

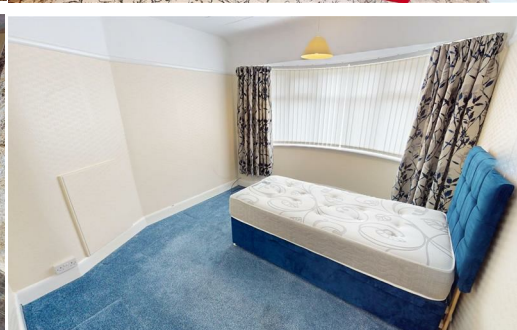
The property is leasehold with a ground rent of £5.00 payable annually.

Council tax

The property is council tax band C.

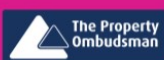
Property disclaimer

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.



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



LOCAL EXPERTS THAT GET YOU MOVING

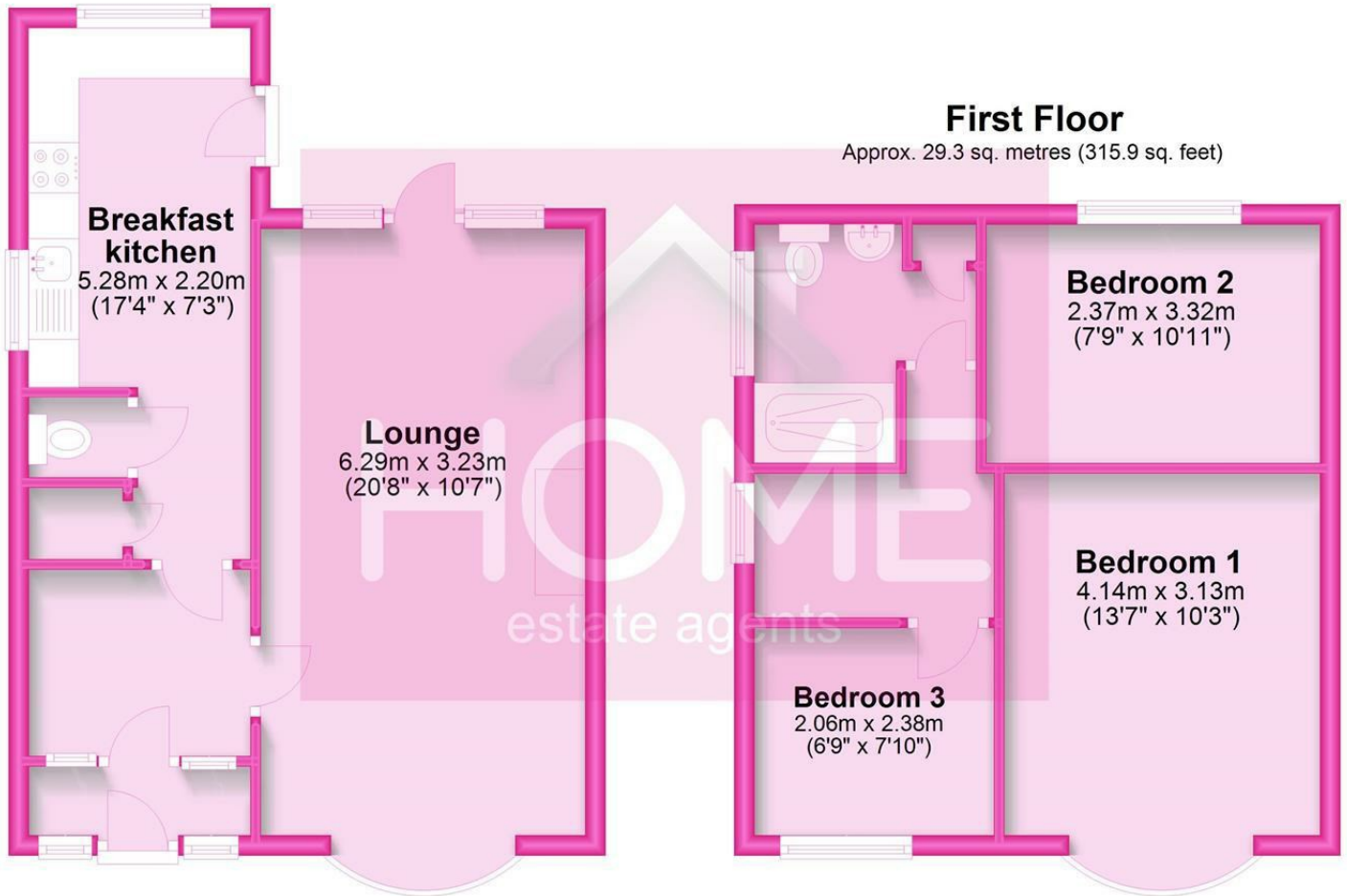
 www.homestateagents.com



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

Ground Floor

Approx. 39.0 sq. metres (420.2 sq. feet)



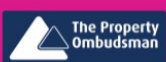
Total area: approx. 68.4 sq. metres (736.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

LOCAL EXPERTS THAT GET YOU MOVING

www.homestateagents.com



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553