



## 453 Barton Road Stretford Manchester M32 9TA

### Offers over £240,000

SOUTHERLY FACING REAR GARDEN! HOME ESTATE AGENTS are delighted to offer for sale this well appointed three bedroom mid town house which must be viewed to be fully appreciated. In brief the accommodation comprises welcoming hallway, lounge, dining room, fitted kitchen, the three well proportioned bedrooms & three piece bathroom suite. The property is warmed by gas central heated & is uPVC double glazed. Externally to the front of the property with ornate walled garden along with wrought iron gate. To the southerly facing rear garden boasts a paved patio area with artificial lawned garden beyond which is all fenced for privacy. Ideally placed for transport links, amenities & the well regarded schools. To book your viewing call the team at HOME.

- Three bedroom mid town house
- Fitted kitchen
- Gas central heated
- 'Move in; condition
- Spacious lounge
- Three piece bathroom suite
- Garden with southerly aspect
- Dining room
- uPVC double glazed
- Ideal for amenities



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### Hallway

uPVC double glazed door to the front and stairs leading to the first floor.

### Lounge 14'9" x 11'5" (4.52m x 3.50m )

uPVC double glazed window to the front and radiator. Feature fireplace housing a living flame gas fire.

### Dining room 9'4" x 8'4" (2.85m x 2.55m )

uPVC double glazed window to the rear and radiator.

### Kitchen 9'4" x 5'6" (2.85m x 1.70m)

A range of fitted wall and base units with a rolled edged worktop over. Integrated hob, oven and extractor. Space for appliances. Incorporating a single unit sink with mixer tap. Radiator and understairs storage cupboard. uPVC double glazed window to the rear and uPVC double glazed door leading to the rear garden.

### Landing

Open balustrade and loft access.

### Bedroom one 11'10" x 12'9" (3.62m x 3.90m )

uPVC double glazed window to the rear and radiator. Gas central heating boiler.

### Bedroom two 12'6" x 11'6" (3.82m x 3.51m )

uPVC double glazed window to the front and radiator.

### Bedroom three 12'6" x 6'7" (3.82m x 2.02m)

uPVC double glazed window to the front and radiator. Fitted storage cupboard.

### Bathroom

A three piece suite comprises low level WC, vanity wash hand basin with storage below and bath with shower over. Tiling to compliment and radiator. uPVC double glazed window to the rear.

### Externally

To the front of the property with ornate walled garden along with wrought iron gate. To the southerly facing rear garden boasts a paved patio area with artificial lawned garden beyond which is all fenced for privacy. There is a garden shed for storage.

### Tenure

The property is leasehold with a £12.50 ground rent payable annually.

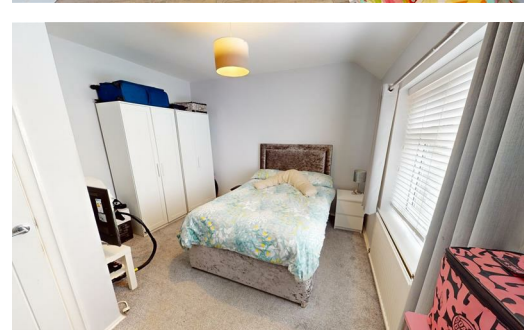
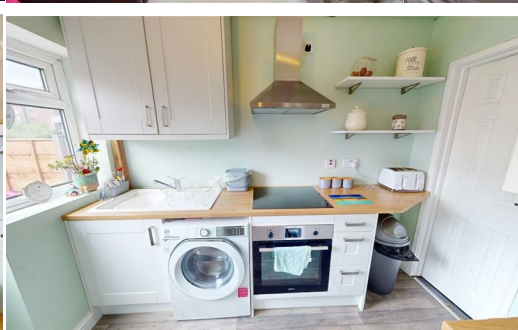
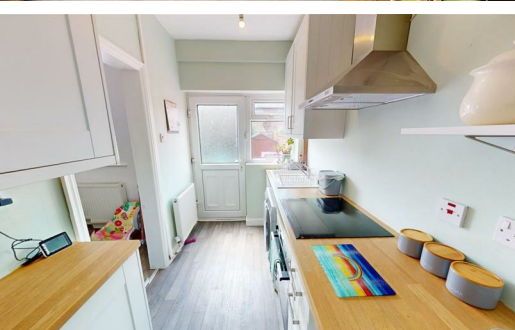
### Council tax

The property is council tax band B.

### 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 a 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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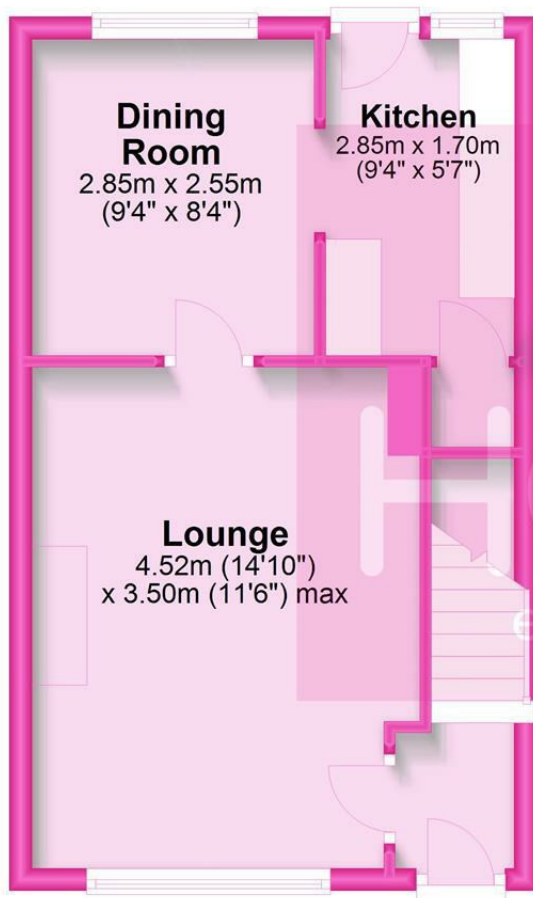
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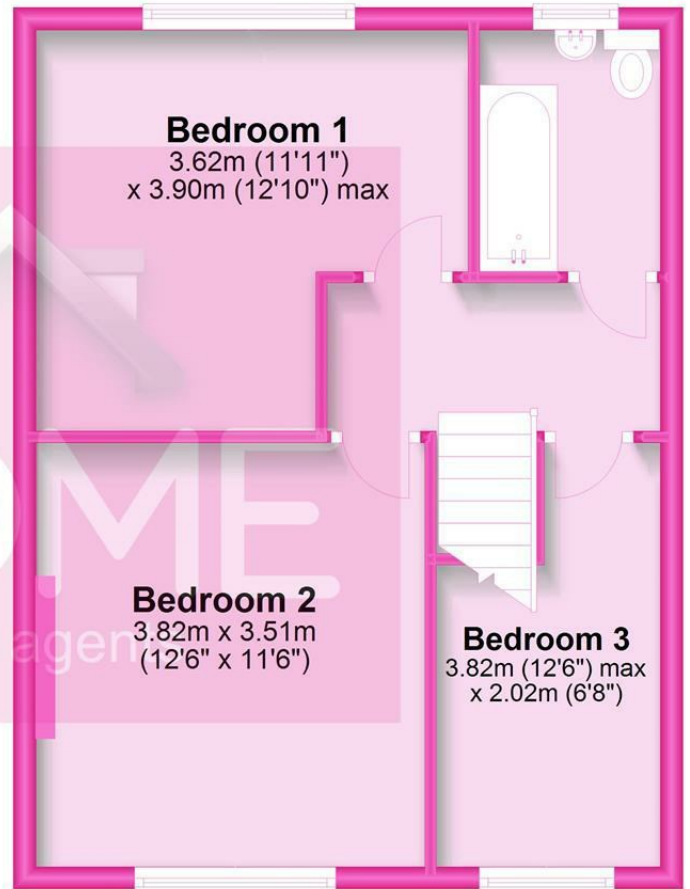
## Ground Floor

Approx. 32.5 sq. metres (349.8 sq. feet)



## First Floor

Approx. 44.9 sq. metres (483.2 sq. feet)



Total area: approx. 77.4 sq. metres (833.0 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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