



202 Claremont Road Manchester M14 4TT

£230,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this three bedroom mid terrace property. In brief the accommodation comprises hallway, bay fronted lounge, dining room, fitted kitchen, shaped landing, the three well proportioned bedrooms & a three piece bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a walled palisade whilst to the rear there is an enclosed courtyard. Ideally placed for transport links & amenities. To book your viewing call the team at HOME.

- No vendor chain
- Dining room
- uPVC double glazed
- Good access to amenities
- Three bedroom mid terrace
- Fitted kitchen
- Gas central heated
- Lounge
- Three piece bathroom
- Palisade to the front & rear courtyard

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Hallway

uPVC double glazed door to the front and radiator. Stairs to the first floor.

Lounge 13'7" x 10'5" (4.16m x 3.20m)

uPVC double glazed box bay window to the front, original coved ceiling and radiator.

Dining room 10'5" x 15'7" (3.20m x 4.76m)

uPVC double glazed window to the rear, wooden effect floor and radiator.

Kitchen 13'8" x 7'10" (4.17m x 2.39m)

A range of fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sink with mixer. Space for appliances. Tiling to compliment, gas central heating boiler and radiator. uPVC double glazed window to the side and uPVC double glazed door leading to the rear courtyard.

Shaped landing

Open balustrade. Loft access.

Bedroom one 11'1" x 13'9" (3.40m x 4.20m)

Two uPVC double glazed windows to the front and radiator.

Bedroom two 14'1" x 9'6" (4.30m x 2.90m)

uPVC double glazed window to the rear and radiator.

Bedroom three 6'3" x 7'10" (1.91m x 2.39m)

uPVC double glazed window to the rear and radiator.

Bathroom

Externally

To the front of the property there is a walled palisade whilst to the rear there is an enclosed courtyard.

Tenure

The property is Freehold.

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 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.

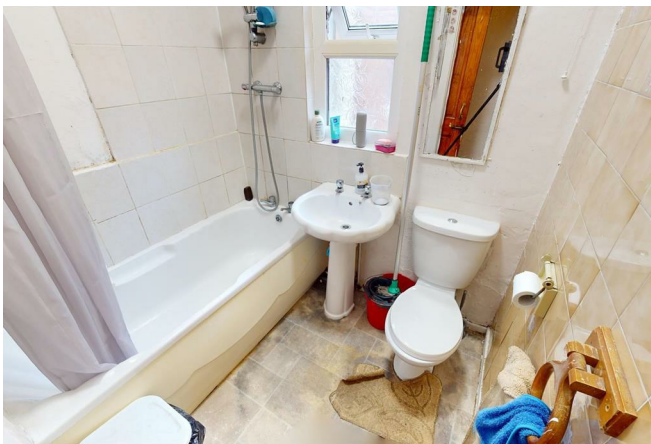


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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



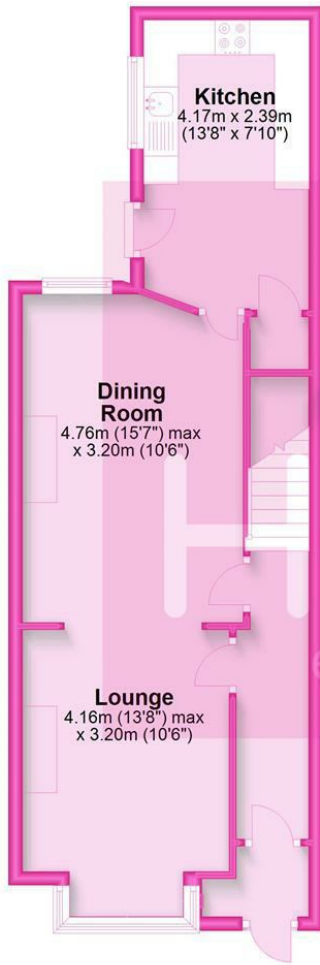
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Ground Floor
Approx. 47.0 sq. metres (505.9 sq. feet)



First Floor
Approx. 42.0 sq. metres (452.2 sq. feet)



Total area: approx. 89.0 sq. metres (958.1 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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