



21 Belford Road Stretford Manchester M32 0DL

Offers over £299,999

SUPERBLY PRESENTED THROUGHOUT! HOME ESTATE AGENTS are proud to offer for sale this well presented & thoughtfully extended two bedroom semi detached family residence. In brief the accommodation comprises bay fronted lounge, inner hallway, playroom (could be another sleeping area), downstairs shower room, fitted kitchen, orangery. shaped landing, the two well proportioned bedrooms & a three piece bathroom suite. The property is warmed by gas central heating & uPVC double glazed. Externally to the front of the property there is an ornate walled garden along with a driveway providing ample off road parking. To the rear, which boasts a sunny aspect, there is an ornate garden with artificial lawned areas & garden shed. Ideally placed for transport links & amenities. To book your viewing call the team at HOME.

- Drop your bags & move!
- Fitted kitchen
- Beautiful orangery
- Ample off road parking
- Two bedroom extended semi detached
- Playroom (or 3rd sleeping area)
- Three piece bathroom
- Bay fronted lounge
- Downstairs shower room
- Garden with sunny aspect

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Lounge 12'4" x 15'3" (3.77m x 4.66m)

Door to the front, uPVC double glazed bay window, wooden effect floor, coved ceiling and radiator.

Inner hallway

uPVC double glazed window, wooden effect floor and radiator. Stairs leading to the first floor.

Kitchen 10'4" x 9'9" (3.16m x 2.98m)

A comprehensive range of fitted wall and base units with a rolled edged worktop over. Incorporating a one and a half unit sink with mixer tap. Integrated hob, oven and extractor fan. Splash tiling, tiled floor, coved ceiling, uPVC double glazed window and uPVC double glazed door leading to the conservatory.

Playroom 15'3" x 5'3" (4.65m x 1.62m)

uPVC double glazed to the front and radiator. Could be used in a variety of ways - home office, extra sleeping area or gym.

Downstairs shower room 6'7" x 5'3" (2.02m x 1.62m)

A low level WC, wash hand basin and shower cubicle. Tiling to compliment, ladder radiator and uPVC double glazed window to the rear.

Orangery 11'9" x 8'7" (3.60m x 2.62m)

uPVC double glazed with uPVC double glazed lantern roof. uPVC double glazed French doors leading to the rear garden. Tiled floor and radiator.

Shaped landing

Open balustrade.

Bedroom one 12'3" x 15'2" (3.75m x 4.64m)

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

Bedroom two 10'5" x 8'2" (3.18m x 2.50m)

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

Bathroom

A three piece suite comprises low level WC, wash hand basin and bath. Tiling to compliment and tiled floor. Ladder radiator and uPVC double glazed window to the rear.

Externally

To the front there is a driveway providing ample off road parking along with a pleasant garden. To the rear, which enjoys a sunny aspect, there is a mainly artificial lawned garden with ornate beyond. There is a garden shed.

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. 54.3 sq. metres (585.0 sq. feet)



First Floor

Approx. 32.7 sq. metres (351.8 sq. feet)



Total area: approx. 87.0 sq. metres (936.8 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			
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