



20 Manor Road Stretford Manchester M32 9HU

£420,000

NO CHAIN! HOME ESTATE AGENTS are proud to offer for sale this well appointed three bedroom extended three bedroom semi detached family residence. In brief the accommodation comprises entrance vestibule, hallway, bay fronted lounge, extended open plan kitchen & family room, downstairs shower room, shaped landing, the three bedrooms & three piece modern bathroom. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a generous driveway providing ample off road parking. To the rear, which enjoys a sunny aspect, there is a large shaped paved patio area with artificial lawned garden. The workshop could be used for storage or a garden room. Ideally placed for the well regarded schools, amenities & transport links. To book your viewing call the team at HOME.

- Open plan family room & kitchen
- Three bedroom extended semi detached
- Generous driveway
- Popular location
- Bay fronted lounge
- Three piece bathroom suite
- Rear garden with sunny aspect
- Downstairs shower room
- Workshop to the rear
- Being sold with no chain



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Entrance vestibule

uPVC double glazed door to the front with glazed surround.

Hallway

Door to the front with glazed surround. Wooden effect floor and radiator. Stairs leading to the first floor.

Lounge 12'5" x 12'0" (3.81m x 3.68m)

uPVC double glazed bay window to the front and radiator.

Open plan kitchen & family room 22'5" x 17'9" (6.85m x 5.43m)

Double glazed bi-folding doors leading to the rear garden. Two Velux windows. 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. Splash tiling. Space for appliances. Spotlights and radiator.

Downstairs shower room.

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

Shaped landing

Open balustrade and uPVC double glazed window to the side.

Bedroom one 12'2" x 11'0" (3.73m x 3.36m)

uPVC double glazed bay window to the front and radiator.

Bedroom two 11'0" x 13'9" (3.36m x 4.20m)

uPVC double glazed window to the rear and radiator.

Bedroom three 8'7" x 6'8" (2.63m x 2.04)

uPVC double glazed window to the front and radiator.

Bathroom

A contemporary three piece suite comprises low level WC, wash hand basin and P-shaped bath with shower over. Tiling to compliment and tiled floor with underfloor heating. Space for appliances. uPVC double glazed windows to the side and the rear.

Externally

Externally to the front of the property there is a generous driveway providing ample off road parking. To the rear, which enjoys a sunny aspect, there is a large shaped paved patio area with artificial lawned garden. The workshop could be used for storage or a garden room.

Tenure

The property is Freehold.

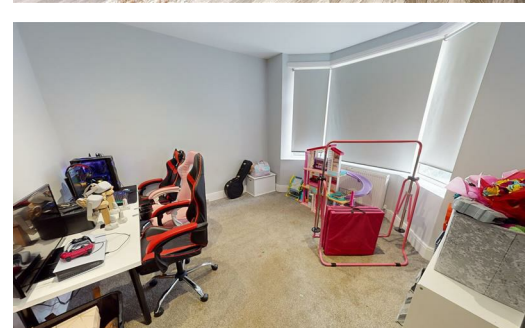
Council tax

The property is council tax band C.

Property disclaimer

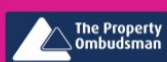
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and

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.

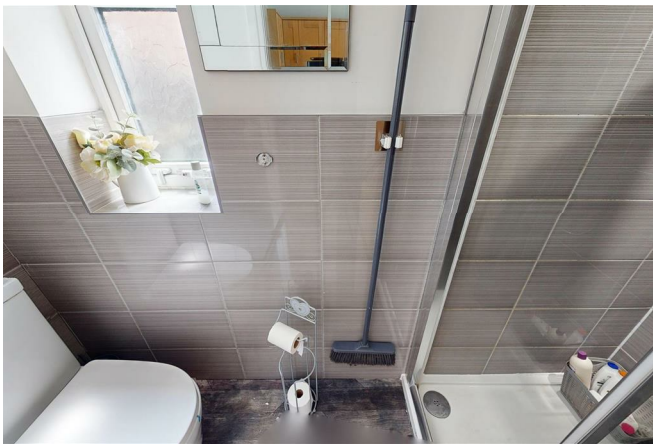


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Company Registration numbers Monton - 9262084 Urmoston - 04331861 Stretford - 08259553



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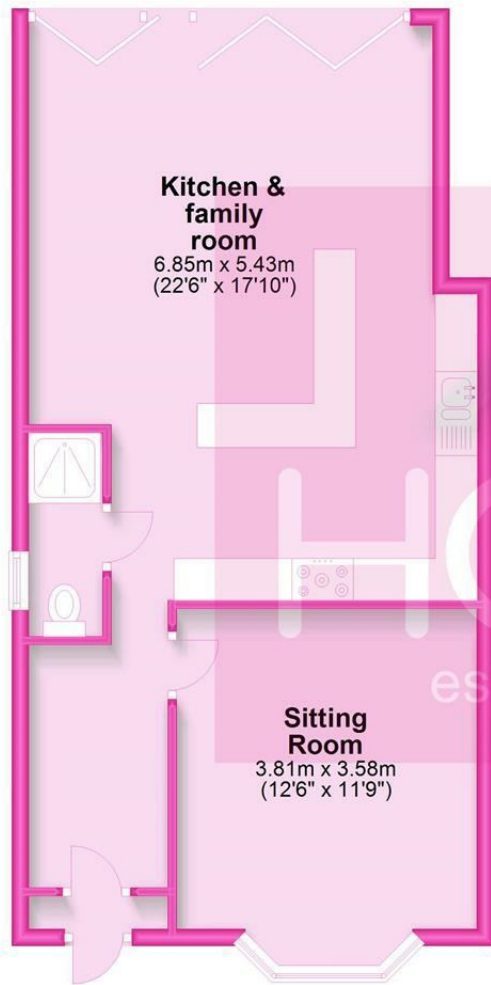
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Ground Floor

Approx. 55.4 sq. metres (596.7 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.9 sq. feet)



Total area: approx. 97.9 sq. metres (1053.6 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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