



127 Stretford Road Urmston Manchester M41 9LW

£499,999

NO VENDOR CHAIN! HOME ESTATE AGENTS are proud to offer for sale this much loved four bedroom semi detached family residence which is being sold with no vendor chain. In brief the accommodation comprises entrance porch, welcoming hallway, 27ft through lounge diner, sitting room, spacious kitchen, shaped landing, the four well proportioned bedrooms & a three piece shower room. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a generous block paved driveway providing ample off road parking. To the rear of the property there is a paved, ornate garden which is fenced for privacy. Ideally placed for access into both Urmston & Stretford. To book your viewing call the team at HOME.

- No vendor chain
- Sitting room
- uPVC double glazed
- Ornate paved rear garden
- Four bedroom semi detached
- Spacious kitchen
- Gas central heated
- 27ft through lounge & dining room
- Three piece shower room
- Block paved driveway



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Porch

uPVC double glazed door to the front and uPVC double glazed windows to two sides. Entrance to the hallway.

Hallway

Glazed door to the front, original period detailing and radiator. Understairs storage cupboard. Stairs leading to the first floor.

Lounge & dining room 27'4" x 12'4" (8.34m x 3.76m)

uPVC double glazed windows set within a square bay. uPVC double glazed window to the rear and the side. Original coved ceiling and picture rail. Brick fire surround with wall mounted gas fire. Open through to the dining area. Ornate brick fireplace. Two radiators

Sitting room 12'0" x 14'4" (3.66m x 4.39m)

Two uPVC double glazed windows to the side and the rear. Brick chimney breast housing a wall mounted gas fire. Radiator.

Kitchen 15'4" x 12'0" (4.68m x 3.66m)

A comprehensive range of fitted wall and base units with a wooden effect worktop over. Incorporating a single unit sink with mixer tap. Integrated hob, fridge freezer, hob, oven and extractor fan. Integrated dishwasher and washing machine. Splash tiling and wooden effect floor. Gas central heating boiler and radiator. uPVC double glazed window to the side and uPVC double glazed patio doors leading to the rear garden.

Shaped landing

Open balustrade.

Bedroom one 12'4" x 16'5" (3.76m x 5.01m)

Two uPVC double glazed windows to the front and two uPVC double glazed windows to the side. Radiator and loft access.

Bedroom two 12'8" x 11'9" (3.88m x 3.59m)

uPVC double glazed windows to the side and the rear. Radiator.

Bedroom three 15'3" x 12'0" (4.67m x 3.66m)

uPVC double glazed windows to the side and the rear. Fitted wardrobes with ample hanging and shelving space. Radiator.

Bedroom four 9'1" x 8'9" (2.77m x 2.67m)

uPVC double glazed window to the side and radiator.

Shower room

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

Externally

To the front of the property there is a generous block paved driveway providing ample off road parking. To the side there is a garden shed and gate give access to the rear. To the rear of the property there

is a paved, ornate garden which is fenced for privacy.

Council tax

The property is council tax band D.

Tenure

The property is Freehold.

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.

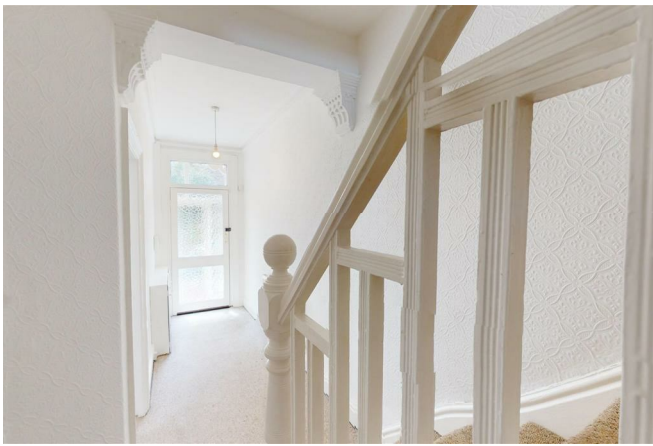


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



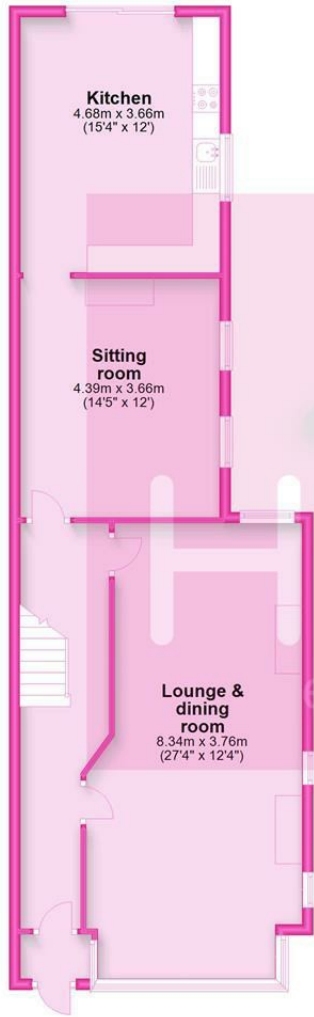
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Ground Floor
Approx. 76.6 sq. metres (824.7 sq. feet)



First Floor
Approx. 72.0 sq. metres (775.1 sq. feet)



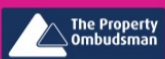
Total area: approx. 148.6 sq. metres (1599.9 sq. feet)

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		
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