



81 Stretford Road Urmston Manchester M41 9LG

£435,000

SPANNING FOUR FLOORS! HOME ESTATE AGENTS are delighted to offer for sale this well appointed & deceptively spacious four double bedroom, four storey mid terrace family residence. If you are looking for space in your next property, be sure to not to miss this one! In brief the accommodation comprises welcoming hallway, bay fronted lounge, dining room, modern kitchen, utility room and downstairs WC. To the first floor there are three of the four bedrooms, ensuite shower room and family bathroom. The fourth double bedroom is on the second floor. There are generous cellars, which whilst currently used for storage, could be converted into more living accommodation if desired. Unusually for a period terrace to the rear there is a large garden, ideal for a growing family. Perfectly placed to enjoy the ever growing amenities of the area, transport links and the popular schools. To book your viewing call the team at HOME.

- Four storey mid terrace
- Spacious lounge
- Downstairs WC
- Ideal for amenities
- Four double bedrooms
- Dining room
- Ensuite shower room
- Large rear garden
- Modern kitchen & utility room
- Useful cellars



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Hallway

uPVC double glazed door to the front with semi circular uPVC double glazed top light. Wood effect floor, radiator and stairs to the first floor. Door giving access to the cellar.

Lounge 18'10" x 11'11" (5.75m x 3.65m)

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

Dining room 11'5" x 11'2" (3.48m x 3.41m)

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

Kitchen 10'5" x 10'9" (3.20m x 3.29m)

uPVC double glazed window to the side and uPVC double glazed French doors leading to the rear garden. A comprehensive range of fitted wall and base units with a worktop over. Incorporating a one and a half unit sink with mixer tap. Integrated hob, oven and extractor fan. Space for other appliances. Splash tiling, wooden effect floor and radiator.

Utility room

Fitted worktop with space for appliances. Wooden effect floor and tiling to compliment.

Downstairs WC

A two piece suite comprises low level WC and wash hand basin. Splash tiling and wooden effect floor. Radiator.

Cellar chamber one 18'1" x 12'3" (5.53m x 3.74m)

uPVC double glazed window to the front. Currently used for storage.

Cellar chamber two 11'7" x 11'0" (3.55m x 3.37m)

Currently used for storage.

Shaped landing

Open balustrade. Stairs leading to the second floor.

Bedroom one 14'11" x 15'9" (4.55m x 4.82m)

Two uPVC double glazed windows to the front and radiator.

Ensuite shower room

A three piece suite comprises low level WC, wash hand basin and shower cubicle. Tiling to compliment and wooden effect floor. Radiator.

Bedroom two 11'6" x 10'11" (3.52m x 3.33m)

uPVC double glazed window to the rear and radiator.

Bedroom three 11'6" x 8'1" (3.53m x 2.47m)

uPVC double glazed window to the rear and radiator.

Bathroom

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

Second floor landing

Open balustrade.

Bedroom four 11'9" x 14'0" (3.60m x 4.27m)

uPVC double glazed window to the rear, wooden effect floor, built in storage cupboard and radiator.

Externally

To the front of the property there is lawned garden with pathway to the front door. To the

rear there is a wooden decked area with a mainly lawned garden beyond, all of which is fenced for privacy.

Tenure

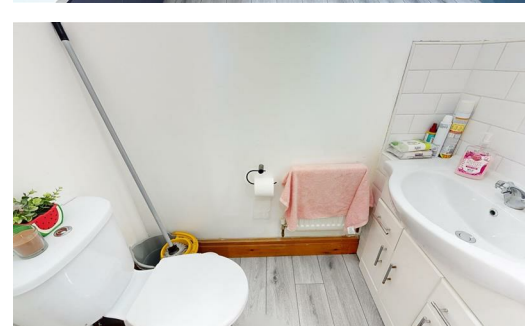
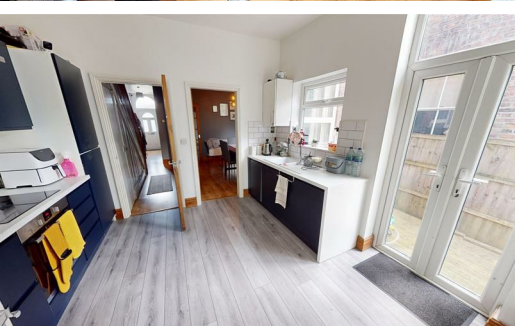
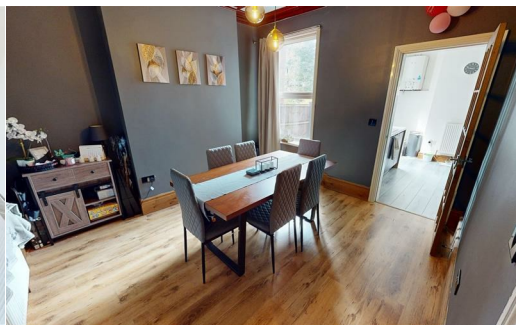
The property is Freehold.

Council tax

The property is council tax band D.

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 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.

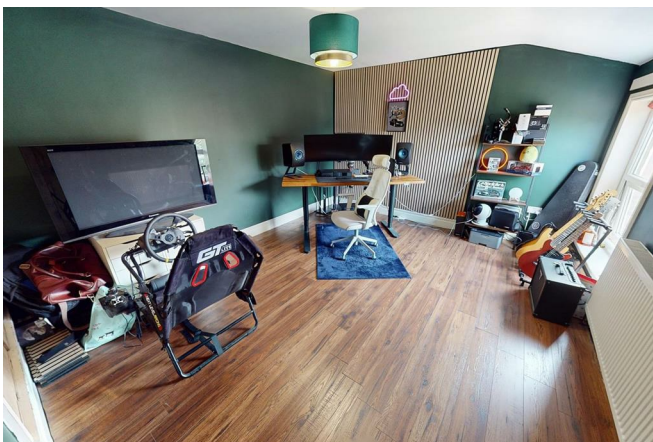


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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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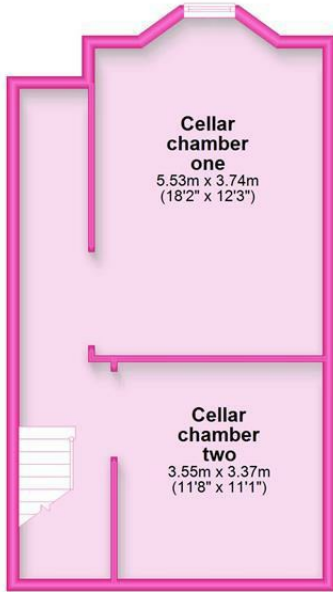
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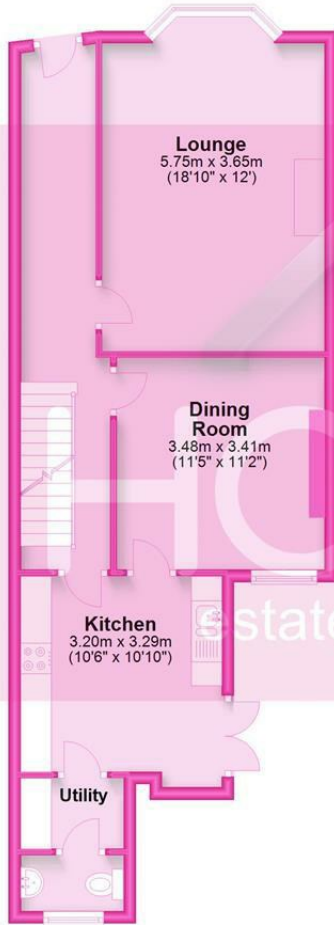
Ground Floor

Approx. 43.1 sq. metres (464.3 sq. feet)



First Floor

Approx. 60.7 sq. metres (653.4 sq. feet)



Second Floor

Approx. 57.0 sq. metres (613.5 sq. feet)



Third Floor

Approx. 18.4 sq. metres (198.5 sq. feet)



Total area: approx. 179.3 sq. metres (1929.6 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			
(21-38) F			
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