

32 Clyne Street Stretford Manchester M32 0SA

Offers over £295,000

DROP YOUR BAGS & MOVE IN! HOME ESTATE AGENTS are delighted to offer for sale this superbly presented three bedroom end terrace situated in the popular area of Stretford. If you are looking for a property in genuine move in condition, be sure to book your viewing early to avoid disappointment. In brief the property comprises welcoming hallway, spacious lounge, dining room, large modern fitted kitchen, shapes landing, the three well proportioned bedrooms and a four piece bathroom suite. The property is warmed by gas central heating and is fully UPVC double glazed. Externally to the front of the property there is a paved walled garden with pathway to the front door whilst to the rear there is a block paved pathway with ornate paved courtyard garden beyond. Ideally placed for access into Manchester City centre, Media City and local amenities. To book your viewing call the team at HOME.

- Three bedroom end terrace
- Modern fitted kitchen
- Gas central heated
- Courtyard garden to the rear
- Spacious lounge
- Four piece bathroom
- Ideal for City Centre & Media City
- Dining room
- UPVC double glazed
- Move in condition

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Hallway

Composite double glazed door to front with top light. Karndean wooden effect flooring, radiator, spotlights and stairs to first floor.

Lounge 13'5" x 10'9" (4.10m x 3.30m)

Two UPVC double glazed windows to front, radiator, picture rail and Karndean wooden effect flooring.

Dining room 12'1" x 8'3" (3.70m x 2.54m)

UPVC double glazed French doors leading to the courtyard garden. Picture rail, radiator and Karndean wooden effect flooring. Understands storage cupboard.

Kitchen 14'8" x 8'6" (4.48m x 2.61m)

UPVC double glazed windows to side and to rear. A comprehensive range of matching fitted wall and base units with a wooden effect worktop over. Incorporating a one and a half unit sink with mixer tap. Integrated five ring gas hob, double oven and extractor fan. Integrated Neff dishwasher. Space for other appliances. Gas central heating boiler, spotlights, upright contemporary radiator and Karndean wooden effect flooring.

Shaped landing

Open balustrade.

Bedroom one 13'2" x 14'5" (4.02m x 4.40m)

Three UPVC double glazed windows to front and radiator. A comprehensive range of fitted wardrobes with ample hanging in shelving space, fitted drawers and dresser. Built-in wardrobe with hanging shelving space, over bed storage and headboard. Loft access. The loft benefits from a pull-down ladder, is boarded for storage and has power.

Bedroom two 12'3" x 9'6" (3.75m x 2.92m)

UPVC double glazed window to rear and radiator.

Bedroom three 9'5" x 8'3" (2.88m x 2.53m)

UPVC double glazed window to rear and radiator.

Bathroom

A modern four piece suite comprising low-level WC, wash hand basin with storage unit below, bath and shower cubicle. Tiling to complement, ladder radiator, extractor fan and UPVC double glazed opaque window to side.

Externally

Externally to the front of the property there is a paved walled garden with pathway to the front door. To the rear there is a block paved pathway with paved courtyard garden beyond which is walled for privacy.

Tenure

The property is leasehold with an annual ground of £3.50 payable.

Council tax

The property is council tax 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.

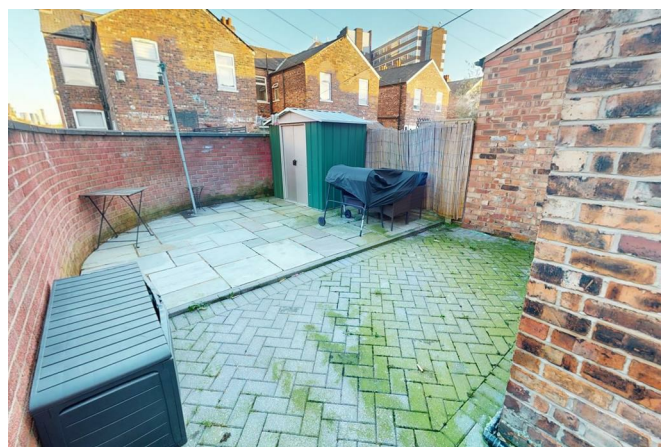


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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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Ground Floor

Approx. 44.8 sq. metres (482.0 sq. feet)



First Floor

Approx. 45.9 sq. metres (493.6 sq. feet)



Total area: approx. 90.6 sq. metres (975.7 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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