

Urmston Office

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M41 0TZ
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Stretford Office

0161 871 3939
145 Barton Road, Stretford
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Monton Office

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25 Stuart Road Stretford Manchester M32 0DQ

Offers over £260,000

SITUATED ON A POPULAR ROAD! NO VENDOR CHAIN! HOME ESTATE AGENTS are privileged to bring to the market for sale this well loved and well positioned two double bedroom semi-detached property located on a very popular quiet road in Stretford. The property comprises hallway, bay-fronted lounge, modern fitted kitchen, shaped landing, two double bedrooms and a fitted family bathroom suite. Externally to the front there is a paved garden along with off road parking with a driveway to the side leading to a single detached garage. To the rear there is a well maintained and low maintenance paved garden area. Ideally offered with NO VENDOR CHAIN! Call HOME On 01617898383 to view!

- AVAILABLE WITH NO CHAIN!
- Bay-fronted Lounge
- Off road parking and garage to the side
- Situated on a quiet Stretford road
- Two double bedrooms
- Fitted Kitchen
- Paved garden to the front and rear
- Hallway
- Three piece fitted bathroom suite
- Good Local transport links



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Hallway 10'9 x 5'5 (3.28m x 1.65m)

Lounge 15'6 x 10'3 (4.72m x 3.12m)

Kitchen 11'1 x 9'6 (3.38m x 2.90m)

Shaped landing

Bedroom One 15'6 x 10'5 (4.72m x 3.18m)

Bedroom Two 11'1 x 8'6 (3.38m x 2.59m)

Bathroom 8'0 x 8'0 (2.44m x 2.44m)

Sales info

We are advised that the property is Freehold.

We are advised that the current council tax band is band B.

The current EPC rating is D.

IMPORTANT INFORMATION -

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 and floorplans are approximate and are for illustration only.

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. You will be required to provide proof and evidence of funding for any offers made prior to any offer being formally accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering identification checks via our third party provider and provide identification and proof of address before proceeding.



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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

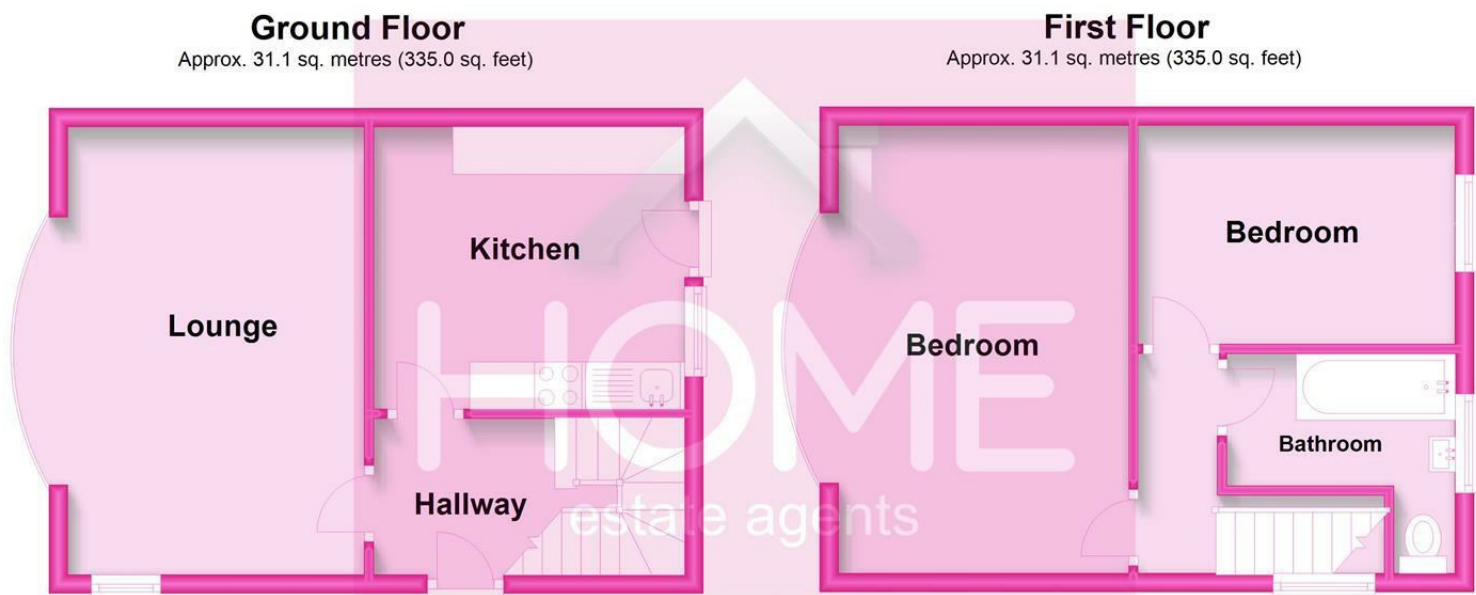


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Total area: approx. 62.3 sq. metres (670.1 sq. feet)

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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Not environmentally friendly - higher CO ₂ emissions		
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