



**Hurstbrook Drive, Manchester, Stretford, M32**

**Guide Price: £275,000**

*Leasehold*

# Hurstbrook Drive, Manchester, Stretford, M32

Situated in the highly sought-after area of Stretford, this charming two-bedroom semi-detached home on Hurstbrook Drive offers an ideal combination of comfort, style, and practicality. With a driveway providing off-road parking and a welcoming front garden, this property is perfect for first-time buyers, young families, or those looking to downsize without compromising on space.

Upon entering, you are greeted by a bright entrance hall leading into a generously sized living room, offering a versatile space for relaxing and entertaining. To the rear of the home is a breakfast kitchen complete with base units and ample space for appliances. A stable-style door opens directly to the rear garden, providing a seamless indoor-outdoor connection for dining or leisure.

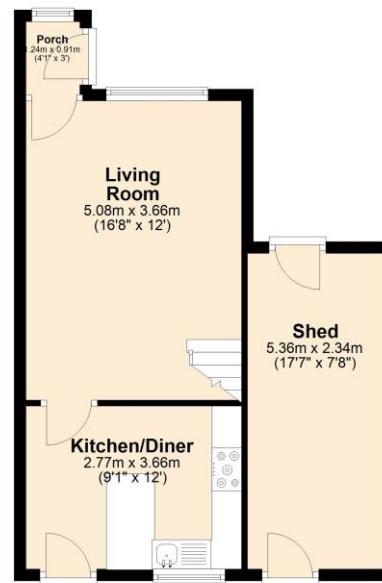
Upstairs, the property boasts two well-proportioned double bedrooms, both offering comfort and flexibility. The floor is completed by a contemporary white three-piece bathroom.

Externally, the property benefits from an enclosed rear garden featuring a well-maintained lawn, a raised decked patio perfect for outdoor entertaining, and a substantial built shed for additional storage. The front garden and driveway add to the property's curb appeal while providing practical off-road parking.

Hurstbrook Drive enjoys a prime Stretford location, with excellent access to local amenities, schools, and transport links. Sale & Urmston Town Centres, Stretford Mall, and the popular Stretford Market are all within easy reach, offering a wide selection of shops, cafes, and leisure facilities. For commuters, Stretford Metrolink provides direct connections into Manchester city centre, making this location ideal for city professionals. Green spaces such as Longford Park and the Bridgewater Canal are nearby, perfect for leisurely walks and outdoor activities.

- Leasehold
- 999 years from 1 November 1993
- Ground Rent £75pa
- EPC Grade TBC
- Council Tax Band B

**Ground Floor**  
Approx. 43.3 sq. metres (466.6 sq. feet)



**First Floor**  
Approx. 28.1 sq. metres (302.6 sq. feet)



Total area: approx. 71.5 sq. metres (769.2 sq. feet)





## The Property Man

102A School Road

Sale

Cheshire

M33 7XB

T: 01615198855

E: [sales@thepropertyman.co.uk](mailto:sales@thepropertyman.co.uk)

[www.thepropertyman.co.uk](http://www.thepropertyman.co.uk)

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.