

#### Urmston Office

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## 7 Longfield Avenue Urmston Manchester M41 9DP

### Offers over £340,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this three bedroom semi detached family residence situated on a small Urmston cul de sac. Due to the nature of the plot there is genuine potential for extensions subject to obtaining the required planning consent. In brief the accommodation comprises welcoming hallway, bay fronted dining room, lounge, kitchen, shaped landing, the three well proportioned bedroom & a three piece bathroom suite, There is an outbuilding & attached garage. The property is warmed by gas fires. Externally to the front there is a mainly lawned garden & a driveway providing parking. To the rear, which enjoys a sunny aspect there is a mainly lawned garden. Perfectly placed for the popular schools & the ever growing amenities of the area. To book your viewing call the team at HOME.

- Potential for extensions\*
- Three bedroom semi detached
- Sold with no vendor chain
- Bay fronted dining room
- Lounge
- Kitchen
- Three piece bathroom
- Driveway & garage
- Gardens front & rear
- Cul de sac location

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**Hallway 15'2 x 5'11 (4.62m x 1.80m)**

Original stained and leaded door to front. Original stained and leaded windows to either side. Original coved ceiling, picture rail and dado rail. Stairs to first floor.

**Lounge 14'3 x 11'3 (4.34m x 3.43m)**

Original coved ceiling, picture rail and tiled fireplace housing a wall mounted gas fire. Window to rear.

**Dining room 13'1 x 12'3 (3.99m x 3.73m)**

Bay window to front with original stained and leaded top light. Original coved ceiling and picture rail. Tiled fireplace housing a gas fire.

**Kitchen 6'10 x 9'7 (2.08m x 2.92m)**

Fitted wall and base units. Double drainer sink, built in storage cupboard and under stairs storage cupboard. Window to rear. Door through to the outbuilding.

**Outbuilding 9'8 x 8'4 (2.95m x 2.54m)**

Door leading to the rear garden. Window to rear and door through to the garage.

**Shaped landing**

Open balustrade and original window to the side.

**Bedroom one 11'3 x 15'8 (3.43m x 4.78m)**

Bay window to the front with stained and leaded original top light. Picture rail.

**Bedroom two 11'3 x 11'3 (3.43m x 3.43m)**

Window to rear and picture rail.

**Bedroom three 6'11 x 9'10 (2.11m x 3.00m)**

Window to front with original stained and leaded top light. Picture rail.

**Bathroom 6'11 x 7'1 (2.11m x 2.16m)**

A three piece suite comprising low level WC, wash hand basin and bath. Original tiled walls and original window to side. Built in storage cupboard.

**Garage 8'4 x 16'8 (2.54m x 5.08m)**

Double doors to the front, window to side and door through to that building. Power and lighting.

**Council tax**

The property is council tax band C.

**Tenure**

The property is leasehold with a ground rent of £8.00 per month payable.

**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 Monston - 9262084 Urmston - 04331861 Stretford - 08259553



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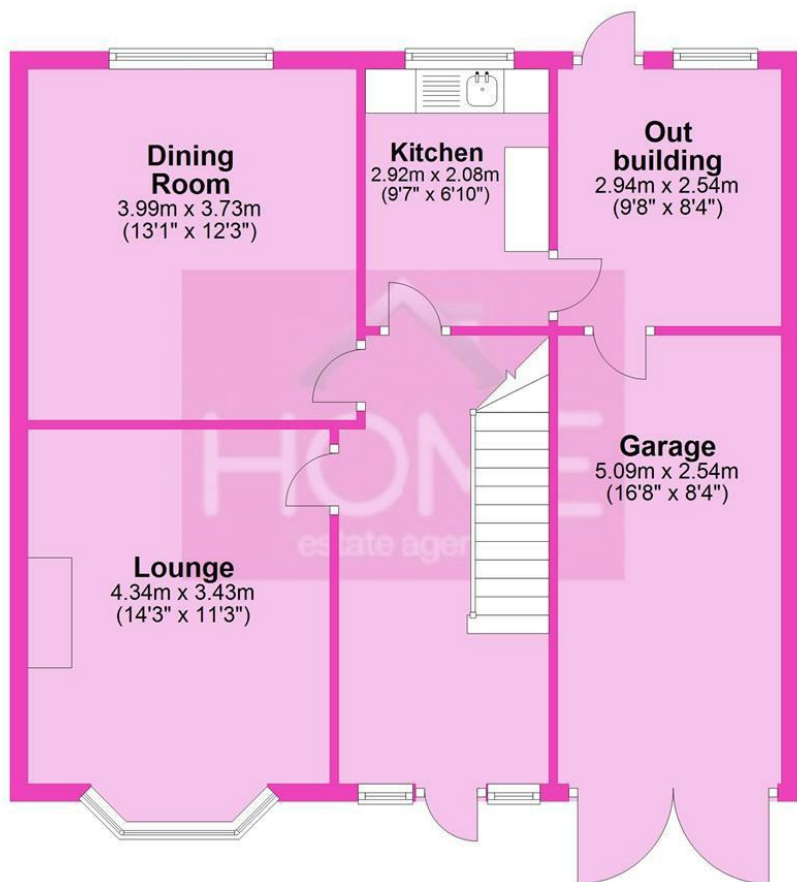
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## Ground Floor

Approx. 70.8 sq. metres (761.6 sq. feet)



## First Floor

Approx. 45.9 sq. metres (494.2 sq. feet)



Total area: approx. 116.7 sq. metres (1255.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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