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293 Moorside Road Urmston Manchester M41 5RX

Offers over £325,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this spacious three bedroom period semi detached family residence. Boasting many character & possibilities to extended (subject to P.P). In brief the accommodation comprises hallway, bay fronted lounge, dining room, 'eat in' kitchen, shaped landing, the three well proportioned bedrooms & a three piece bathroom suite. The property is warmed by gas central heating & uPVC double glazed. Overlooking Davyhulme Golf course to the front whilst to the rear there is a generous southerly facing rear garden. To the rear there is also ample off road parking. Ideally placed for Trafford General Hospital, transport links & the well regarded schools. To book your viewing call the team at HOME.

- PERIOD SEMI DETACHED
- Bay fronted lounge
- Three piece bathroom suite
- Three bedrooms
- Dining room
- uPVC double glazed
- Potential for extending*
- 'Eat in' kitchen
- Southerly facing rear garden



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Hallway 24'2 x 5'3 (7.37m x 1.60m)

UPVC double glazed opaque door to front and UPVC double glazed top light. Original coved ceiling, dado rail, polished wood floor and radiator. Stairs to first floor. Understate storage.

Lounge 15'3 x 12'9 (4.65m x 3.89m)

Stone effect fire surround with black granite hearth Housing cast iron fireplace with living flame gas fire. UPVC double glazed bay window to front with stained and leaded top light, radiator and original coved ceiling. Original ceiling rows and polished wood floor.

Dining room 15'3 x 10'9 (4.65m x 3.28m)

UPVC double glazed window to rear and radiator. Original coved ceiling and ceiling rose. Polished wood floor.

Kitchen 8'8 x 15'11 (2.64m x 4.85m)

A comprehensive range of matching fitted wall and base units with rolled edge worktop over. Incorporating a one and a half unit Belfast style sink with mixer tap and splash tiling. Space for range style cooker and other appliances. Wine rack, cupboard housing the gas central heating boiler, ladder radiator and spotlights. UPVC double glazed window to rear and UPVC double glazed door giving access to the rear garden.

Shaped landing

Open balustrade. Original coved ceiling and ceiling rose. Loft access. To access the loft there is a fold down wooden ladder and the space is boarded for storage.

Bedroom one 16'4 x 12'5 (4.98m x 3.78m)

Two uPVC double glazed windows to the front and radiator. Original coved ceiling and ceiling rose.

Bedroom two 10'6 x 13'7 (3.20m x 4.14m)

uPVC double glazed window to the rear and radiator. Coved ceiling. Built in wardrobe with ample hanging and shelving space.

Bedroom three 10'3 x 7'8 (3.12m x 2.34m)

uPVC double glazed window to the rear, coved ceiling and radiator. Polished wood floor.

Bathroom 5'10 x 5'5 (1.78m x 1.65m)

uPVC double glazed opaque window to the side. A three piece suite

comprises low level WC, wash hand basin and bath with shower over ran off the combination boiler. Tiling to compliment, tiled floor, spotlights and extractor fan.

Other information

There is genuine potential for extending subject to obtaining planning consent. The gas central heating system benefits from 'NEST' smart system.

Externally

Overlooking Davyhulme Golf course to the front with an ornate garden and pathway to the front door. To the rear there is a paved patio area which leads to a generous southerly facing mainly lawned rear garden. There is a timber Summer House. To the rear there is also ample off road parking.

Tenure

We have been advised that the property is Freehold.

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.

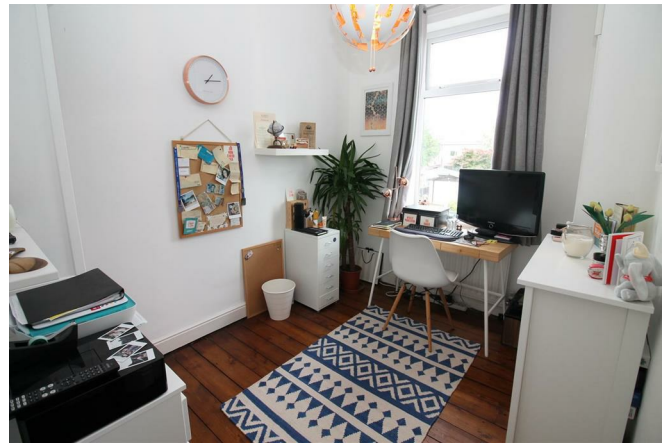


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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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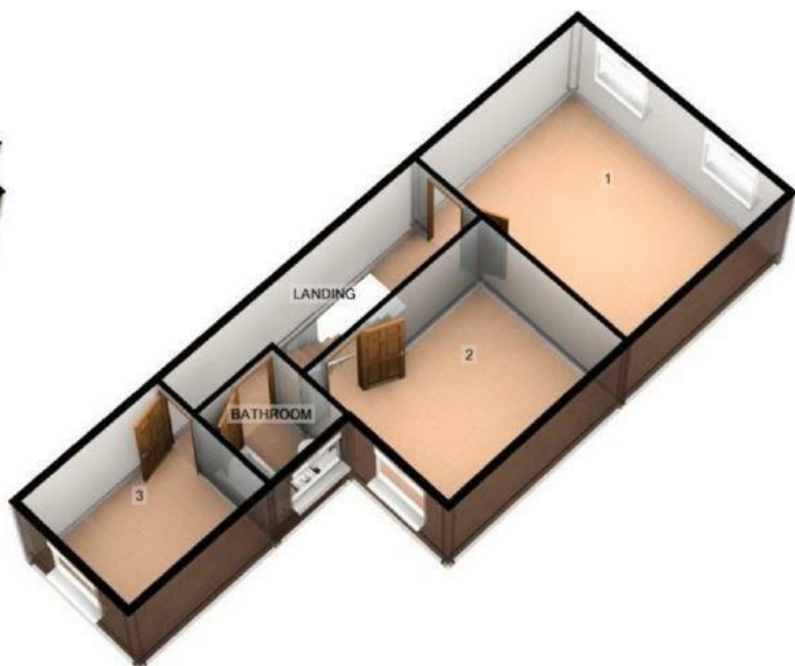
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GROUND FLOOR
APPROX. FLOOR
AREA 575 SQ.FT.
(53.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 557 SQ.FT.
(51.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1132 SQ.FT. (105.1 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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