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2 Highfield Drive Urmston Manchester M41 7AF

£325,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this much loved three bedroom extended semi detached family residence situated on the peaceful Highfield Drive. Ideally placed for the ever growing amenities of the area & the well regarded schools. In brief the accommodation comprises entrance porch, welcoming hallway, bay fronted lounge, sitting room, extended dining kitchen, shaped landing, the three well proportioned bedrooms & three piece bathroom suite. The property is uPVC double glazed & warmed by gas central heating. Externally to the front of the property there is a lawned garden along with a paved driveway providing ample off road parking which leads to the attached garage. To the rear there is a patio area with mainly lawned garden beyond. Due to the nature of the plot there is potential for further extensions subject to obtaining the required planning consent. To book your viewing call the team at HOME.

- Popular location
- Porch & hallway
- Extended dining kitchen
- Gardens front & rear
- Extended semi detached
- Bay fronted lounge
- Three piece bathroom suite
- Three bedrooms
- Sitting room
- Driveway & garage

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Entrance porch

uPVC double glazed doors to the front and uPVC double glazed window to the front. Entrance to the hallway.

Hallway 14'9" x 5'10" (4.51m x 1.80m)

Door to the front and window to the front. Wood floor, radiator and understairs storage cupboard. Stairs leading to the first floor.

Lounge 13'1" x 11'3" (4.00m x 3.45m)

uPVC double glazed bay window to the front, coved ceiling and radiator. Wooden fire surround with marble effect back and hearth housing a living flame gas fire.

Sitting room 11'3" x 12'3" (3.45m x 3.74m)

uPVC double glazed window to the rear and radiator. Built in storage units and display shelving.

Extended dining kitchen 19'1" x 7'1" (5.82m x 2.18m)

uPVC double glazed windows to the rear and the side. uPVC double glazed door leading to the side. A range of matching fitted wall and base units with a rolled edged worktop over. Incorporating a double unit sink with mixer tap. Space for appliances. Worcester gas central heating boiler. Splash tiling and radiator.

Shaped landing

uPVC double glazed window to the side and closed balustrade. Fitted storage unit.

Bedroom one 13'1" x 11'3" (4.00m x 3.45m)

uPVC double glazed bay window to the front and radiator.

Bedroom two 11'3" x 12'3" (3.45m x 3.74m)

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

Bedroom three 7'6" x 7'4" (2.31m x 2.24m)

uPVC double glazed window to the front and radiator.

Bathroom 6'9" x 7'4" (2.06m x 2.24m)

A three piece suite comprises low level WC, wash hand basin and bath with electric shower over. Tiling to compliment, radiator and loft access. uPVC double glazed window to the side.

Garage

Up and over door to the front. Window to the rear and door giving access to the rear garden. Power and lighting.

Externally

Externally to the front of the property there is a lawned garden along with a paved driveway providing ample off road parking which leads to the attached garage. To the rear there is a patio area with mainly lawned garden beyond. Due to the nature of the plot there is potential for further extensions subject to obtaining the required planning consent.

Tenure

The property is leasehold with an annual ground rent of £5.00 payable.

Council tax

The property is council tax band C.

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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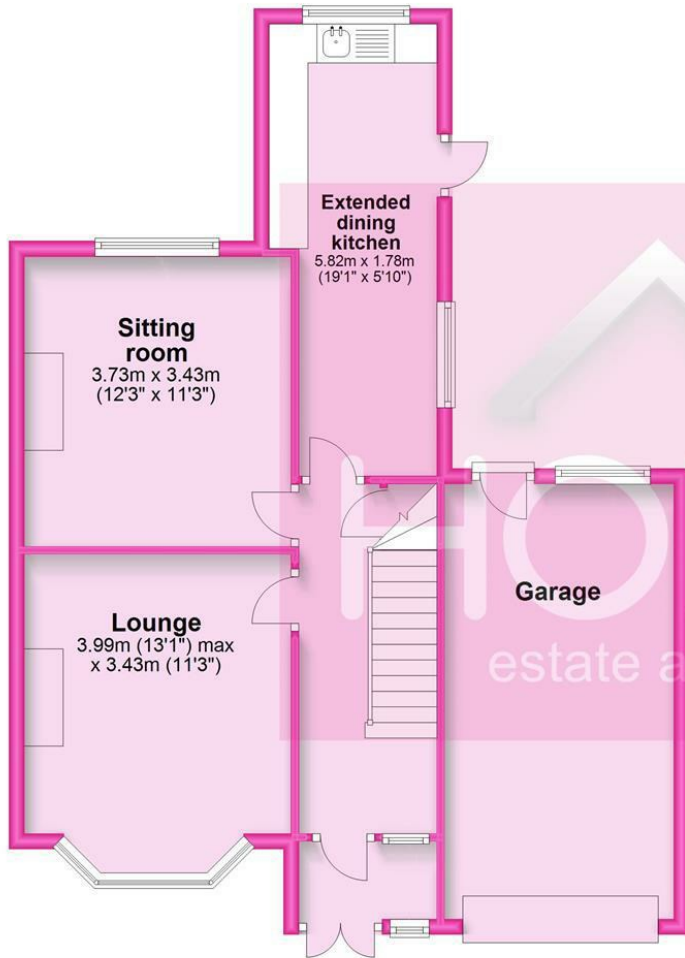
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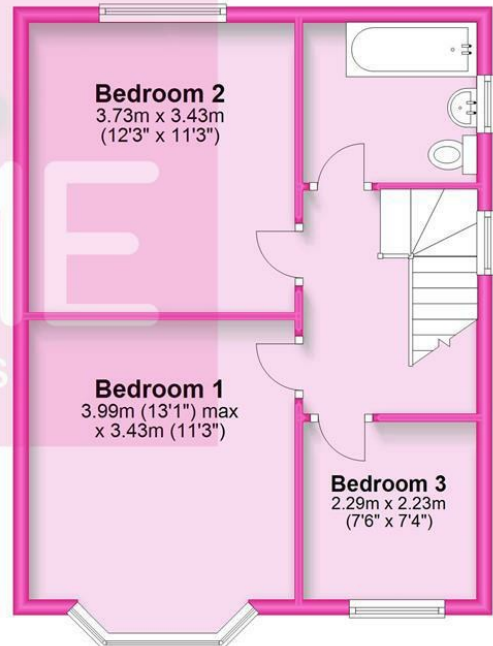
Ground Floor

Approx. 66.6 sq. metres (716.4 sq. feet)



First Floor

Approx. 44.5 sq. metres (478.6 sq. feet)



Total area: approx. 111.0 sq. metres (1194.9 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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