



## 18 Victoria Road Urmston Manchester M41 5BY

### £265,000

POPULAR LOCATION! HOME ESTATE AGENTS are proud to offer for sale this well presented three bedroom extended semi detached property conveniently positioned in Urmston town centre. In brief the property comprises welcoming hallway, dining room, lounge, extended fitted kitchen, shaped landing, the three well proportioned bedrooms & a three piece bathroom suite. The property is uPVC double glazed throughout & is warmed by gas central heating. Externally to the front there is ample off road parking whilst to the rear there is a paved patio area with an artificial lawned garden beyond. Ideally placed for transport links, the well regarded schools & the ever growing amenities of the area. To book your viewing call your team at HOME.

- TOWN CENTRE LOCATION!
- Dining room
- Three piece shower room
- Off road parking & gardens
- Three bedroom semi detached house
- Lounge
- uPVC double glazed
- Welcoming hallway
- Extended fitted kitchen
- Gas central heating

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**Hallway 14'5 x 5'7 (4.39m x 1.70m)**

uPVC double glazed door to the front with uPVC double glazed top light. uPVC double glazed window to the front. Tiled floor, radiator and stairs to the first floor. Understairs storage cupboard.

**Dining room 12'7 x 10'2 (3.84m x 3.10m)**

uPVC double glazed window to the front and radiator. Wood floor and coved ceiling.

**Lounge 13'4 x 10'0 (4.06m x 3.05m)**

uPVC double glazed French doors leading to the rear garden. Wood floor and radiator. Coved ceiling and picture rail.

**Extended kitchen 18'5 x 6'10 (5.61m x 2.08m)**

uPVC double glazed window to the rear and uPVC double glazed door leading to the rear garden. A range of matching fitted wall and base units with a rolled edged worktop over. Integrated gas hob, oven and extractor fan. Space for appliances. A single unit sink with mixer tap and splash tiling. Radiator and gas central heating boiler.

**Shaped landing**

Open balustrade and loft access.

**Bedroom one 15'5 x 10'11 (4.70m x 3.33m)**

Two uPVC double glazed window to the front and radiator.

**Bedroom two 9'11 x 7'10 (3.02m x 2.39m)**

uPVC double glazed window to the rear and radiator.

**Bedroom three 9'10 x 8'0 (3.00m x 2.44m)**

uPVC double glazed window to the rear and radiator.

**Bathroom suite**

A three piece suite comprises low level WC, was hand basin and bath with shower over. Tiling to compliment and uPVC double glazed opaque window to the side.

**Externally**

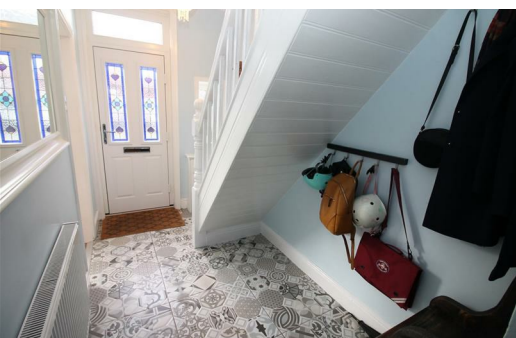
To the front there is a block paved driveway providing ample off road parking. To the rear there is a paved patio area with artificial lawned garden beyond. There are raised beds and a garden shed.

**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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Registered Address 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers Monston - 9262084 Urmston - 04331861 Stretford - 08259553





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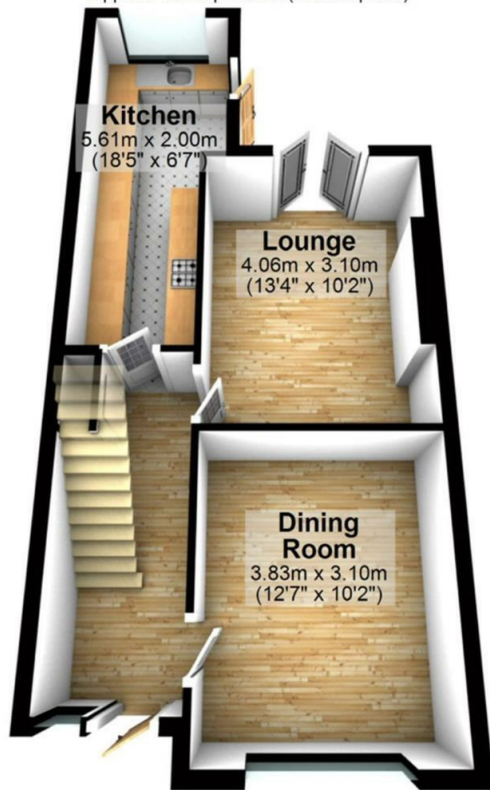
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## Ground Floor

Approx. 43.7 sq. metres (470.6 sq. feet)



## First Floor

Approx. 40.8 sq. metres (439.4 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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