

Urmston Office

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7 Central Drive Urmston Manchester M41 9AQ

£199,999

FANTASTIC CORNER PLOT IN NEED OF SOME MODERNISATION!! HOME ESTATE AGENTS are privileged to offer for sale this three bedroom semi detached property situated close to the town center with great potential to extend. In brief the accommodation comprises hallway, lounge open plan to a dining kitchen, shaped landing, three well proportioned bedrooms and a white three piece bathroom suite. The property is warmed by gas central heating and is uPVC double glazed. Externally to the front there is ample off road parking and a pleasant garden. To the side and rear there is a mainly lawn, generously sized garden. Ideally located for Urmston town center with its array of local amenities, train station, other transport links and a number of the quality local schools. Offered with NO VENDOR CHAIN! To arrange a viewing call HOME on 0161 747 1177!

- CORNER PLOT!
- Hallway
- Gardens front, side and rear
- NO VENDOR CHAIN!
- IN NEED OF UPDATING!
- Open plan lounge/diner
- Off road parking
- Three bedroom semi detached
- Open plan kitchen diner
- Close to Urmston town center



Hallway

Lounge 11'6 x 13'7 (3.51m x 4.14m)

uPVC double glazed window to front, archway through to kitchen/diner

Fitted kitchen 12'11 x 16'9 (3.94m x 5.11m)

Fitted with a base unit, sink unit, gas hob and electric oven and built in storage. uPVC double glazed french doors to rear

Shaped landing

Open balustrade and uPVC double glazed window to side

Bedroom One 11'9 x 9'3 (3.58m x 2.82m)

uPVC double glazed window to front and single panel radiator

Bedroom Two 10'4 x 9'9 (3.15m x 2.97m)

uPVC double glazed window to rear and single panel radiator

Bedroom Three 8'5 x 7'3 (2.57m x 2.21m)

uPVC double glazed window to front and single panel radiator

Bathroom

Fitted with a three piece bathroom suite comprising from low level W/C, pedestal wash hand basin and paneled bath. Tiled to complement and uPVC double glazed window to rear.

IMPORTANT INFORMATION -

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.



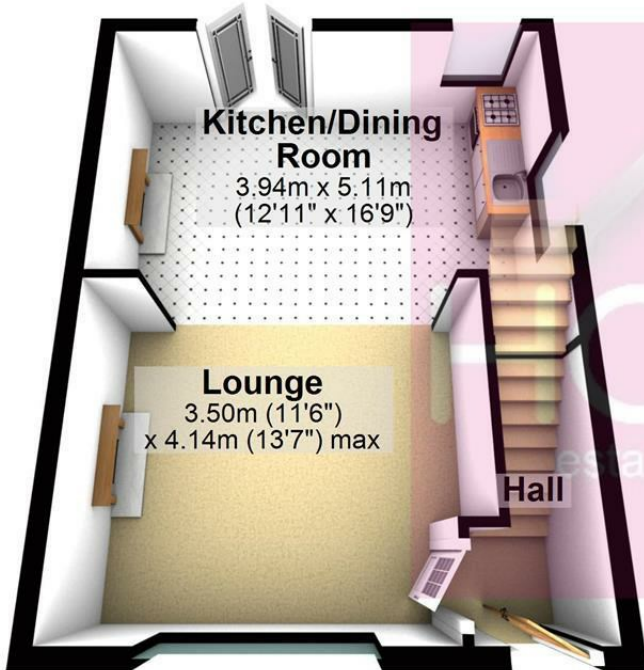


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Ground Floor

Approx. 34.7 sq. metres (373.9 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.5 sq. feet)



Total area: approx. 69.9 sq. metres (752.4 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 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	

