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5 Carrsvale Avenue Urmston Manchester M41 5SX

Offers over £425,000

CUL DE SAC LOCATION! HOME ESTATE AGENTS are proud to bring to the market this much loved & tastefully presented three bedroom extended detached family residence situated a short walk from Urmston town centre. Benefiting from a generous garden & a useful loft space making an internal viewing essential. In brief the accommodation comprises welcoming hallway, bay fronted dining room, lounge, extended breakfast kitchen, downstairs WC, shaped landing, the three well proportioned bedrooms & a modern four piece bathroom suite. The converted loft space, although currently used for storage offers a variety of uses. The property is warmed by gas central heating & is double glazed. Externally to the front there is a block paved driveway providing ample off road parking. The driveway continues to the side & leads to the detached brick built garage. To the rear, which enjoys a sunny aspect, there is a wooden decked covered patio with lawned garden beyond which is fenced for privacy. Ideally placed for the well regarded schools, amenities & Trafford General Hospital. To book your viewing call HOME on 01617471177

- CUL DE SAC LOCATION!
- Welcoming hallway
- Extended breakfast kitchen
- Generous room sizes
- Bay fronted dining room
- Downstairs WC
- Three bedroom extended detached
- Lounge
- Four piece bathroom suite



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Hallway

uPVC double glazed door to the front and uPVC double glazed opaque surround. Radiator, dado rail, picture rail, LED spotlights and stairs to the first floor.

Dining room 14'1" x 12'4" (4.30 x 3.76)

uPVC double glazed bay window to the front and wooden effect floor. Radiator, picture rail and coved ceiling.

Lounge 14'1" x 16'0" (4.31 x 4.89)

Hardwood double glazed box bay to the rear and hardwood double glazed French doors leading to the rear garden. uPVC double glazed window to the side and wooden effect floor. Coved ceiling and two radiators.

Extended breakfast kitchen 21'1" x 9'3" maximum (6.45 x 2.84 maximum)

A comprehensive range of fitted wall and base units with a rolled edged worktop over. Integrated double oven, four ring gas hob, extractor fan and dishwasher. Space for other appliances. A one and a half unit sink with mixer tap. Fitted solid wood breakfast bar, tiled floor, splash tiling, upright contemporary radiator and plinth heater. uPVC double glazed window to the rear and uPVC double glazed French doors leading to the rear garden.

Downstairs WC

A two piece suite comprises low level enclosed WC and vanity wash hand basin. Extractor fan.

Shaped landing

Open balustrade and uPVC double glazed window to the side. Dado rail and picture rail.

Bedroom one 12'3" x 14'6" (3.75 x 4.44)

uPVC double glazed bay window to the front and radiator. Wooden effect floor and picture rail.

Bedroom two 12'8" x 9'10" (3.87 x 3.02)

uPVC double glazed window to the rear. Radiator and wooden effect floor.

Bedroom three 8'10" x 8'11" (2.71 x 2.72)

uPVC double glazed window to the front. Wooden effect floor and upright contemporary radiator.

Bathroom suite 6'7" x 8'1" (2.03 x 2.47)

A four piece suite comprises low level WC, wash hand basin, bath and walk in shower cubicle with low profile shower tray. Tiling to compliment and tiled floor. Two upright contemporary radiator and uPVC double glazed opaque window to the side. LED spotlights.

Converted loft 20'11" x 10'4" (6.39 x 3.15)

Currently used for storage although offers a variety of uses. uPVC double glazed window to the side and two Velux windows.

Garage

A detached brick built garage with pitched roof. Power and lighting.

Externally

To the front of the property there is a generous block paved driveway providing ample off road parking. The driveway continues to the side leading to the detached garage. To the rear which enjoys a sunny aspect there is a covered wooden decked patio area with large lawned garden beyond which is fenced for privacy.

Tenure

We have been advised by our clients that the property is Leasehold with a ground rent of £5.00 per year 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 Monton - 9262084 Urmston - 04331861 Stretford - 08259553

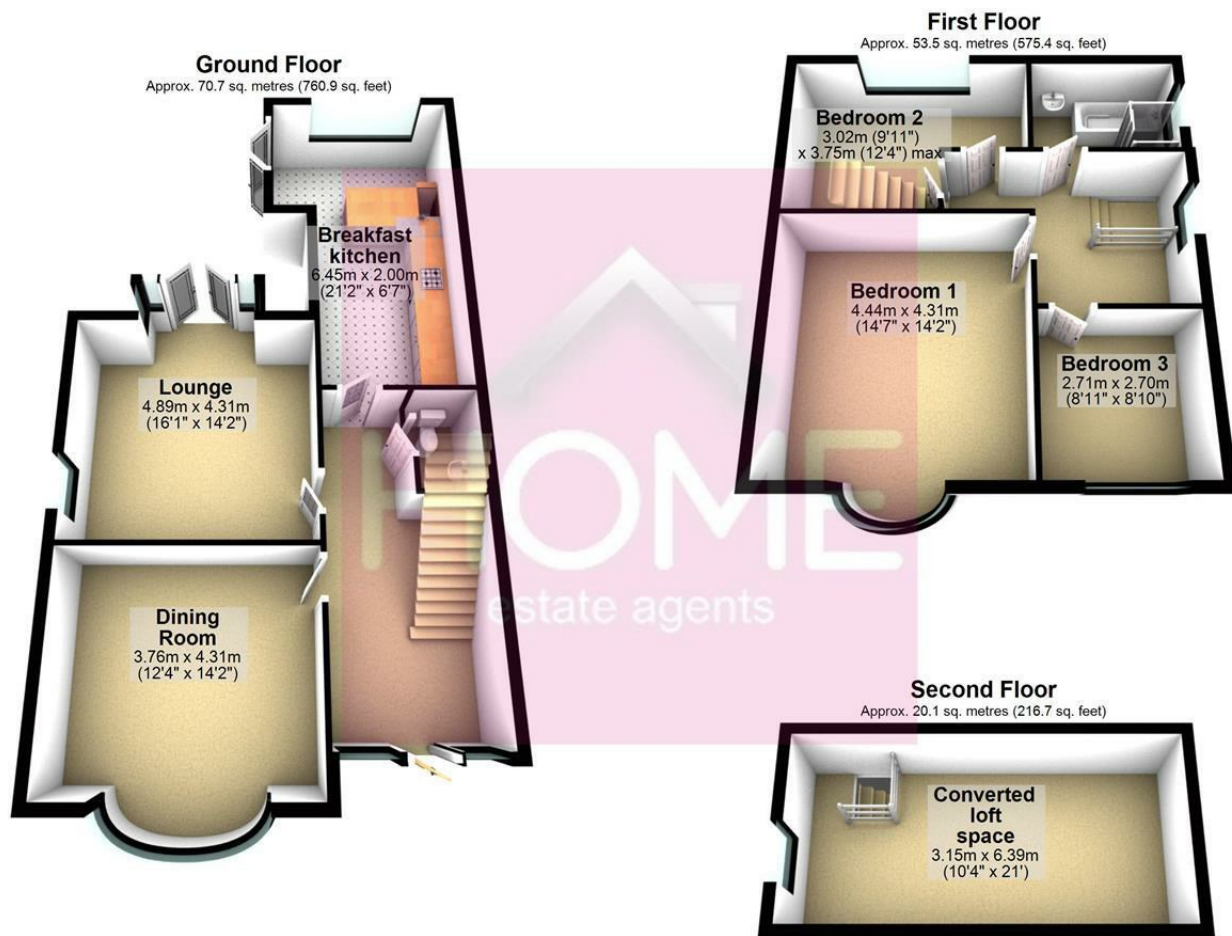


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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