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123 Crofts Bank Road Urmston Manchester M41 0UU

£310,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this beautifully presented three bedroom bay fronted three bedroom semi detached property. In superb condition throughout & must be viewed to be appreciated. In brief the property comprises welcoming hallway, downstairs WC, bay fronted lounge, open plan dining kitchen, shaped landing, three piece bathroom suite and the three well proportioned bedrooms. The property is warmed by gas central heating and is fully UPVC double glazed. Externally to the front there is a driveway accessed via double gates providing ample off-road parking whilst to the rear there is a wooden decked patio area with pleasant garden beyond which is fenced for privacy. Ideally placed for the well regarded schools, amenities and transport links. To book your viewing call the team at HOME.

- Beautifully presented
- Three bedroom semi det'
- Downstairs WC
- Bay fronted lounge
- Modern dining kitchen
- Three-piece bathroom
- UPVC double glazed
- Gas central heating
- Ample off-road parking
- Pleasant garden to rear



LOCAL EXPERTS THAT GET YOU MOVING

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

Hallway 6'0 x 12'10 (1.83m x 3.91m)

UPVC double glazed door to front with UPVC double glaze surround. Radiator, dado rail and stairs to first floor. Engineered wood flooring.

Downstairs WC 5'11 x 2'10 (1.80m x 0.86m)

UPVC double glazed opaque window to side. A two piece suite comprising low-level WC and vanity wash hand basin. Extractor fan.

Lounge 11'11 x 14'4 (3.63m x 4.37m)

UPVC double glazed bay window to front and radiator. Engineered wood flooring and open through to the dining kitchen. Wall lights and radiator. Feature fire surround housing an electric fire.

Dining kitchen 18'2 x 12'5 (5.54m x 3.78m)

UPVC double glazed window to rear and UPVC double glazed French doors leading to the rear garden. A comprehensive range of matching fitted wall and base units with a solid butcher block worktop over. Fitted breakfast bar, wine rack, splash tiling, display shelving and two upright contemporary radiators. Incorporating a one and a half unit Belfast sink with mixer tap. Wooden mantel and tiled hearth housing a 'Tiger' cast iron multi fuel burning stove

Shaped landing

UPVC double glazed window to side, dado rail and open balustrade.

Bedroom one 12'6 x 12'0 (3.81m x 3.66m)

UPVC double glazed bay window to front and radiator.

Bedroom two 13'10 x 12'0 (4.22m x 3.66m)

A range of built-in wardrobes with ample hanging and shelving space. UPVC double glazed window to rear and radiator.

Bedroom three 8'11 x 6'0 (2.72m x 1.83m)

uPVC double glazed window to the front and radiator.

Bathroom 5'10 x 6'1 (1.78m x 1.85m)

UPVC double glazed opaque window to rear and ladder radiator. A three piece suite comprises low-level WC, vanity wash hand basin with storage below and bath with shower over. Tiling to compliment.

Externally

Externally to the front there is a driveway accessed via double gates providing ample off-road parking whilst to the rear there is a wooden decked patio area with artificial lawned garden beyond which is fenced for privacy.

Council tax

We have been advised by our clients that the council tax band is C.

Tenure

We have been advised by our clients 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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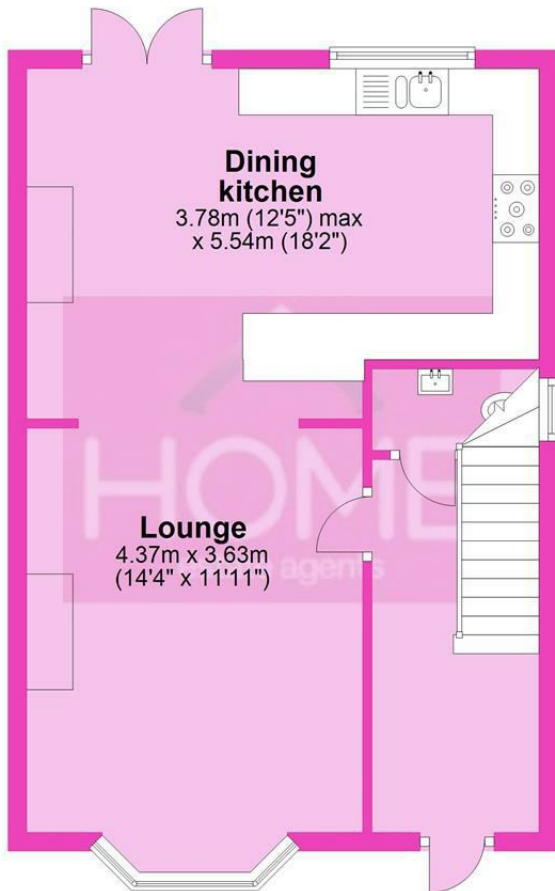
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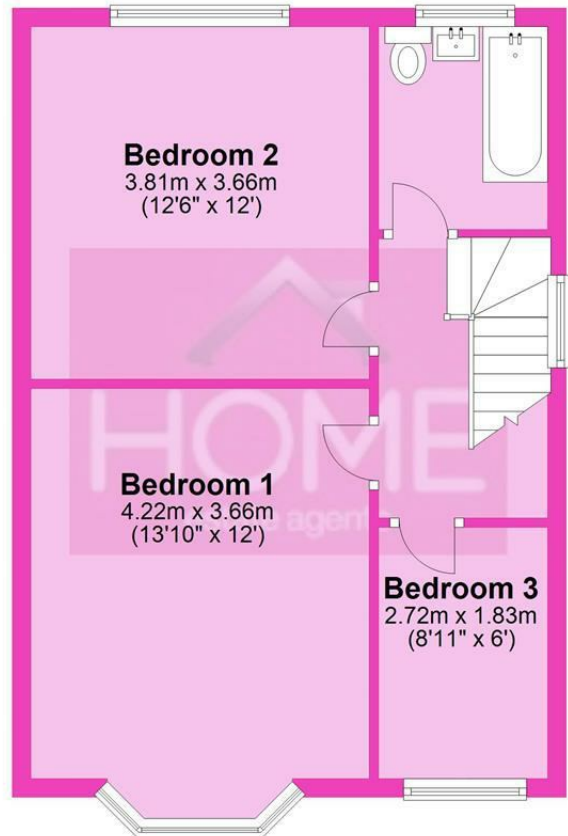
Ground Floor

Approx. 45.9 sq. metres (494.3 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.1 sq. feet)



Total area: approx. 90.8 sq. metres (977.4 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		
	54	73
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		
	52	72
England & Wales		
	EU Directive 2002/91/EC	

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