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**98 Higher Road Urmston Manchester M41 9AP**  
**£239,995**

**VIRTUAL VIEWING!** HOME ESTATE AGENTS are delighted to offer for sale this well appointed three bedroom bay fronted terrace property situated in Urmston town centre. Ideally placed to enjoy the amenities of the area, Urmston train station & the well regarded schools. In brief the accommodation comprises welcoming hallway, bay fronted through lounge, dining room, fitted kitchen, shaped landing, the three well proportioned bedrooms & a three piece bathroom suite. The property is warmed by gas central heating & is uPVC double glazed throughout. Externally to the front there is a pleasant garden area whilst to the southerly facing rear there is a shaped wooden decked patio area with an artificial lawned garden beyond. In genuine 'move in condition' & must be viewed. To book your viewing call the team at HOME.

- TOWN CENTRE LOCATION!
- Fitted kitchen
- Gas central heated
- Three bedroom mid terrace
- Three piece bathroom
- Southerly facing rear garden
- Lounge & dining room
- uPVC double glazed
- 'Move in' condition



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### Hallway

uPVC double glazed door to the front, wooden effect floor and radiator. Original coved ceiling and radiator.

### Lounge 14'0 x 9'9 (4.27m x 2.97m)

uPVC double glazed bay window to the front and radiator. Dado rail, original coved ceiling, picture rail, built in storage cupboard and ceiling rose. Double doors leading through to the dining room.

### Dining room 12'6 x 10'9 (3.81m x 3.28m)

uPVC double glazed French doors leading to the rear garden. Wooden effect floor, radiator, dado rail, coved ceiling and open through to the lounge.

### Kitchen 13'7 x 8'0 (4.14m x 2.44m)

uPVC double glazed window to the side and door leading to the rear garden. A comprehensive range of matching fitted wall and base units with a wooden effect rolled edged worktop over. Incorporating a single unit sink with mixer tap. Integrated hob, oven and extractor with stainless steel splash back. Wooden effect floor. Radiator and entrance to the cellar.

### Cellar 13'7 x 12'0 (4.14m x 3.66m )

A single chamber cellar currently used for storage.

### Shaped landing

Open balustrade.

### Bedroom one 11'2 x 13'1 (3.40m x 3.99m)

Two uPVC double glazed windows to the front and radiator. Period style cast iron effect ornate fireplace and coved ceiling

### Bedroom two 8'3 x 12'7 (2.51m x 3.84m)

uPVC double glazed window to the rear and radiator. Period style cast iron effect ornate fireplace and coved ceiling.

### Bedroom three 6'10 x 7'10 (2.08m x 2.39m)

uPVC double glazed window to the rear, picture rail and radiator. Period style cast iron effect ornate fireplace.

### Bathroom 7'3 x 5'0 (2.21m x 1.52m)

uPVC double glazed opaque window to the side. A three piece suite comprises low level WC, wash hand basin and bath with shower over. Tiling to compliment and tiled floor. Ladder radiator, LED spotlights and oft access.

### Externally

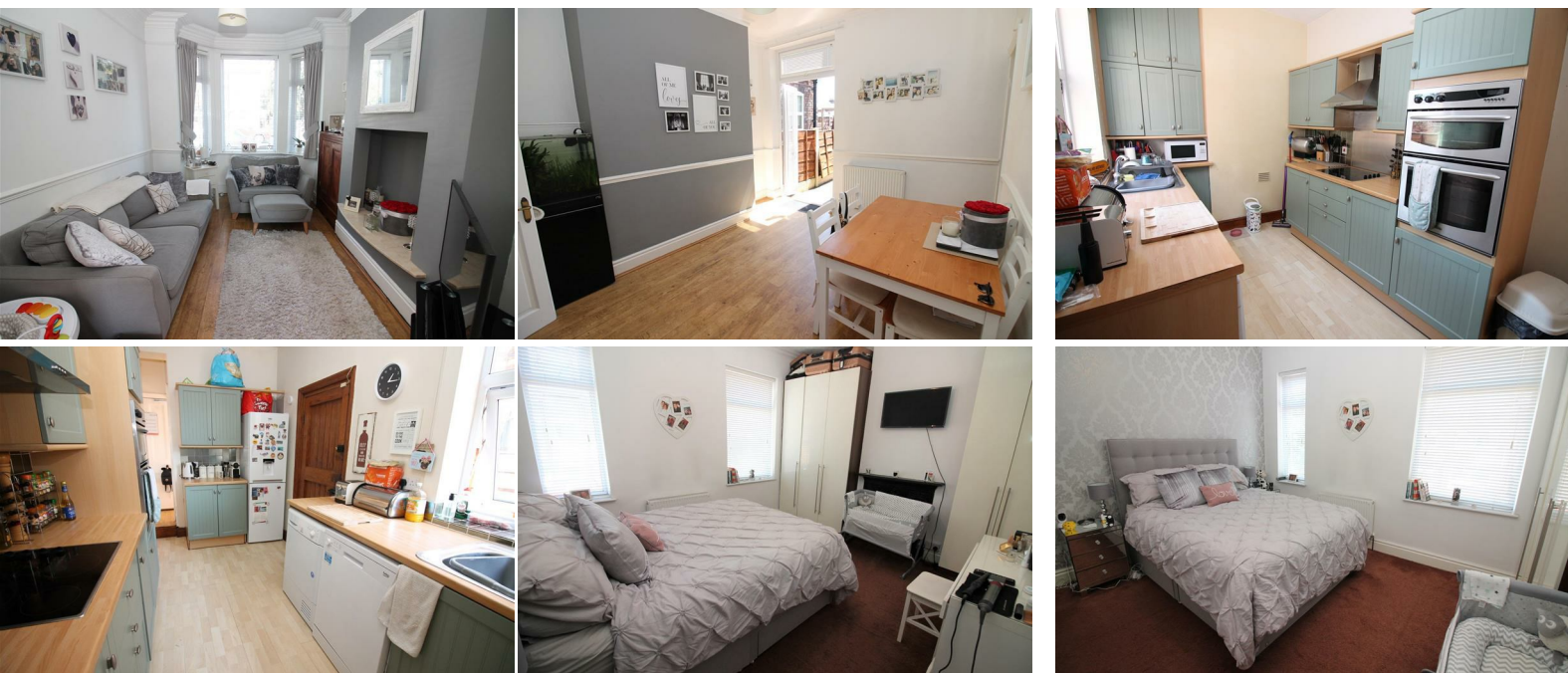
Externally to the front there is a pleasant garden area whilst to the southerly facing rear there is a shaped wooden decked patio area with an artificial lawned garden beyond.

### 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.

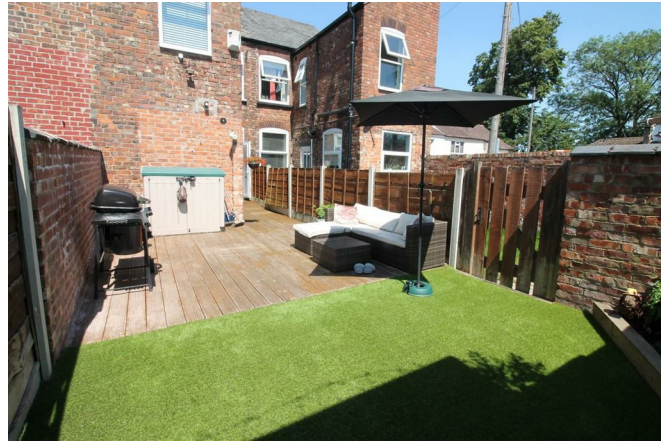
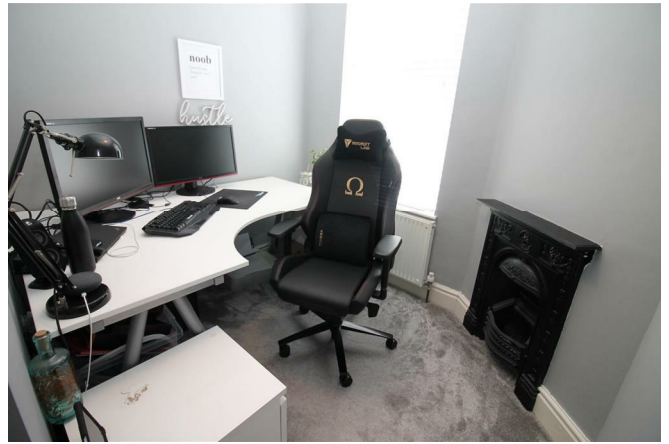


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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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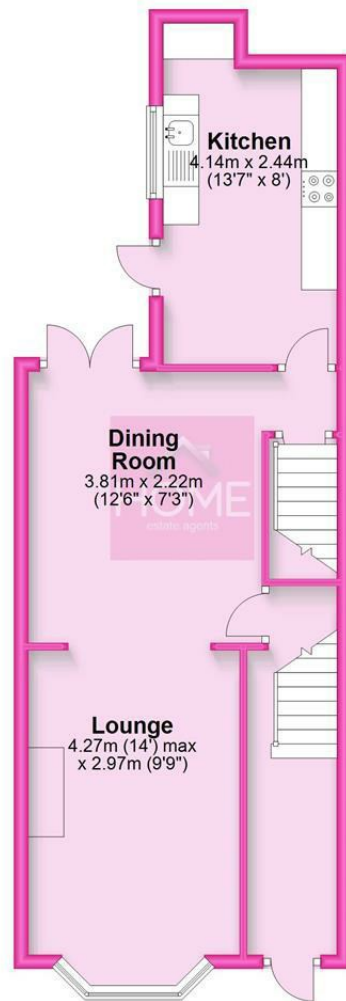
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## Ground Floor

Approx. 44.6 sq. metres (480.4 sq. feet)



## First Floor

Approx. 39.7 sq. metres (427.3 sq. feet)



## Basement

Approx. 15.1 sq. metres (162.4 sq. feet)



Total area: approx. 99.4 sq. metres (1070.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>52</b>	
(1-20) <b>G</b>		
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) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>48</b>	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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