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42 Mount Drive Urmston Manchester M41 9PZ

Offers over £310,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this well appointed three bedroom semi detached family residence situated on the popular Mount Drive. In brief the accommodation comprises porch, welcoming hallway, bay fronted lounge, modern dining kitchen, shaped landing, the three well proportioned bedrooms & a four piece bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. To the front there is a pleasant garden and pathway to the front door. There is a driveway providing ample off road parking. To the side there are double gates leading through to a generous driveway & detached garage located at the rear. To the rear there is a paved patio area with a mainly lawned garden beyond which is fenced for privacy.

- Well presented throughout
- Dining kitchen
- Gas central heated
- Ideal for amenities
- Porch & hallway
- Four piece bathroom suite
- Driveway & garage
- Bay fronted lounge
- uPVC double glazed
- Popular location



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

Porch

uPVC double glazed door to the front and uPVC double glazed window to the front. Entrance to the hallway.

Hallway

uPVC double glazed door to the front and uPVC double glazed window to the front. Wooden effect floor, dado rail, wall lights and radiator. Stairs leading to the first floor.

Lounge 21'1 x 11'1 (6.43m x 3.38m)

uPVC double glazed bay window to the front and uPVC double glazed patio doors leading to the rear garden. Wooden effect floor, spotlights and radiator. In wall living flame gas fire.

Dining kitchen 19'0 x 9'1 (5.79m x 2.77m)

uPVC double glazed window to the side and uPVC double glazed window to the rear. uPVC double glazed door leading to the side. A comprehensive range of fitted wall and base units with a rolled edged worktop over. Integrated five ring gas hob, double oven and extractor fan. Integrated fridge freezer and microwave. Space for other appliances. Incorporating a one and a half unit sink with mixer. Splash tiling, radiator, spotlights and understairs storage cupboard.

Bedroom one 12'4 x 10'9 (3.76m x 3.28m)

uPVC double glazed bay window to the front and radiator.

Bedroom two 10'9 x 9'6 (3.28m x 2.90m)

uPVC double glazed window to the rear and radiator.

Bedroom three 8'3 x 7'3 (2.51m x 2.21m)

uPVC double glazed corner window and radiator.

Bathroom

A four piece suite comprises low level WC, wash hand basin,

bath and shower cubicle. Splash tiling and ladder radiator. uPVC double glazed opaque windows to the rear and the side.

Externally

To the front there is a pleasant garden and pathway to the front door. There is a driveway providing ample off road parking. To the side there are double gates leading through to a generous driveway and detached garage located at the rear. To the rear there is a paved patio area with a mainly lawned garden beyond which is fenced for privacy.

Garage

A detached single garage. Up and over door to the front.

Tenure

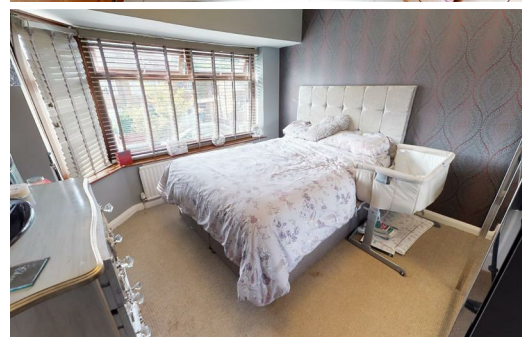
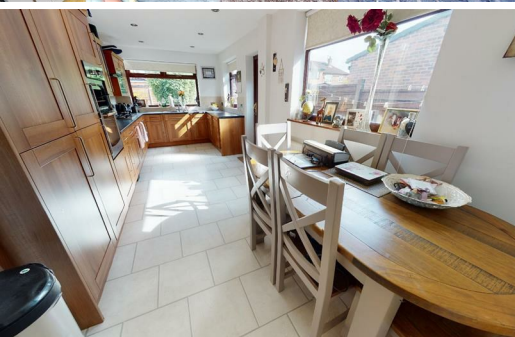
We have been advised that the property is Freehold.

Council tax

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

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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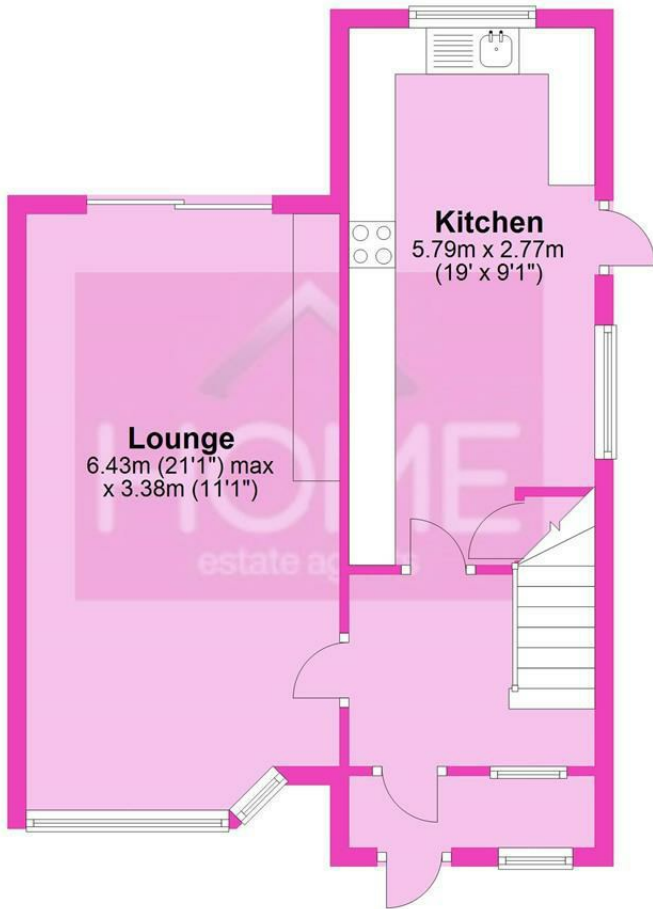
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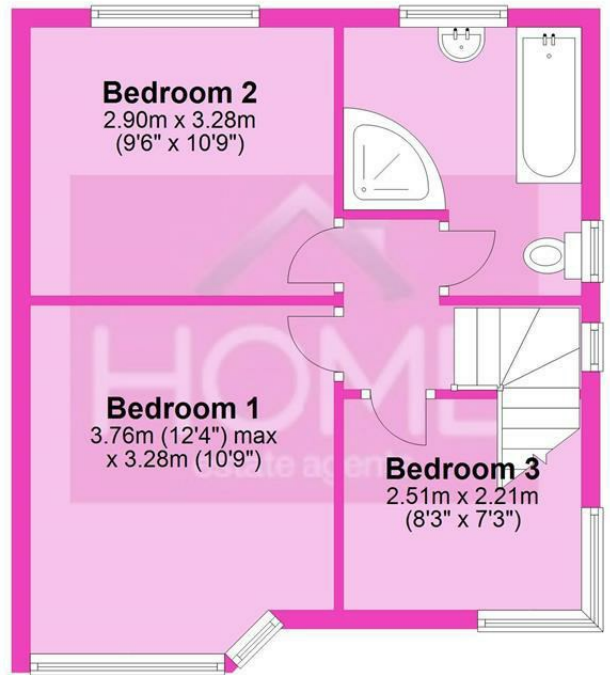
Ground Floor

Approx. 41.1 sq. metres (442.8 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



Total area: approx. 79.3 sq. metres (853.3 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		
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