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19 Warwick Drive Urmston Manchester M41 7AY
£369,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this beautifully presented three bedroom extended detached family residence situated on a peaceful Urmston cul de sac. Ideally placed for the popular local schools including Urmston Grammar School. In brief the accommodation comprises welcoming entrance porch, hallway, bay fronted lounge, sitting room, modern extended dining kitchen, downstairs WC, shaped landing, the three well proportioned bedrooms & a modern bathroom suite. The property is uPVC double glazed & warmed by gas central heating. Externally to the front there is a block paved driveway providing ample off road parking which leads to the attached garage. To the rear, which enjoys a sunny aspect there is a mainly lawned garden, paved pathway, vegetable patch & garden shed. In genuine 'move in condition' & must be viewed to be fully appreciated. To book your viewing call the team at HOME.

- BEAUTIFULLY PRESENTED!
- Welcoming hallway
- Modern fitted dining kitchen
- Driveway, garage & garden
- Three bedroom detached
- Bay fronted lounge
- Downstairs WC
- Extended to the rear
- Sitting room
- Three piece bathroom suite

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Entrance porch

uPVC double glazed door to the front and uPVC double glazed on three sides. Door through to the hallway.

Hallway

uPVC double glazed door to the front and uPVC double glazed opaque window to the front. Radiator and stairs to the first floor.

Bay fronted lounge 13'3 x 11'2 (4.04m x 3.40m)

uPVC double glazed bay window to the front, radiator and wooden effect floor.

Sitting room 11'11 x 11'2 (3.63m x 3.40m)

Open through to the dining kitchen, Wooden effect floor and radiator.

Extended dining kitchen 18'1 x 17'8 (5.51m x 5.38m)

uPVC double glazed French door leading to the rear garden. uPVC double glazed window to the rear and Velux windows within the vaulted ceiling. A comprehensive range of fitted wall and base units with a wooden effect rolled edged worktop over. Integrated five ring gas hob, oven and extractor fan. Integrated dishwasher and space other appliances. Incorporating a single unit sink with splash tiling. Wooden effect floor and radiator.

Downstairs WC

uPVC double glazed opaque window to the side. A two piece suite comprises low level enclosed WC and vanity wash hand basin with splash tiling. Tiled floor.

Shaped landing

uPVC double glazed window to the side. Open balustrade.

Bedroom one 13'3 x 12'8 (4.04m x 3.86m)

uPVC double glazed bay window to the front and radiator. A range of built in wardrobes with ample hanging and shelving space.

Bedroom two 10'9 x 12'8 (3.28m x 3.86m)

uPVC double glazed window to the rear and radiator.

Bedroom three 6'1 x 7'5 (1.85m x 2.26m)

uPVC double glazed window to the front and radiator.

Bathroom

uPVC double glazed opaque window to the side. A three piece suite comprises low level WC, wash hand basin and P-shaped bath with shower over. Splash tiling, tiled floor and ladder radiator.

Garage

Door to the front. Power and lighting. Gas central heating boiler.

Externally

Externally to the front there is a block paved driveway providing ample off road parking which leads to the attached garage. To the rear, which enjoys a sunny aspect there is a mainly lawned garden, paved pathway, vegetable patch and garden shed.

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.

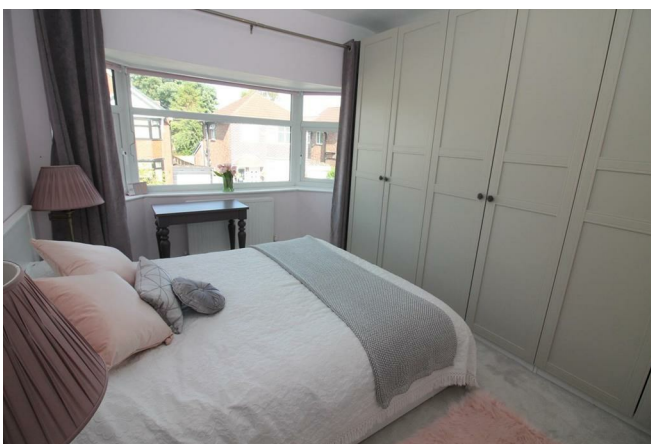


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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monston - 9262084 Urmston - 04331861 Stretford - 08259553

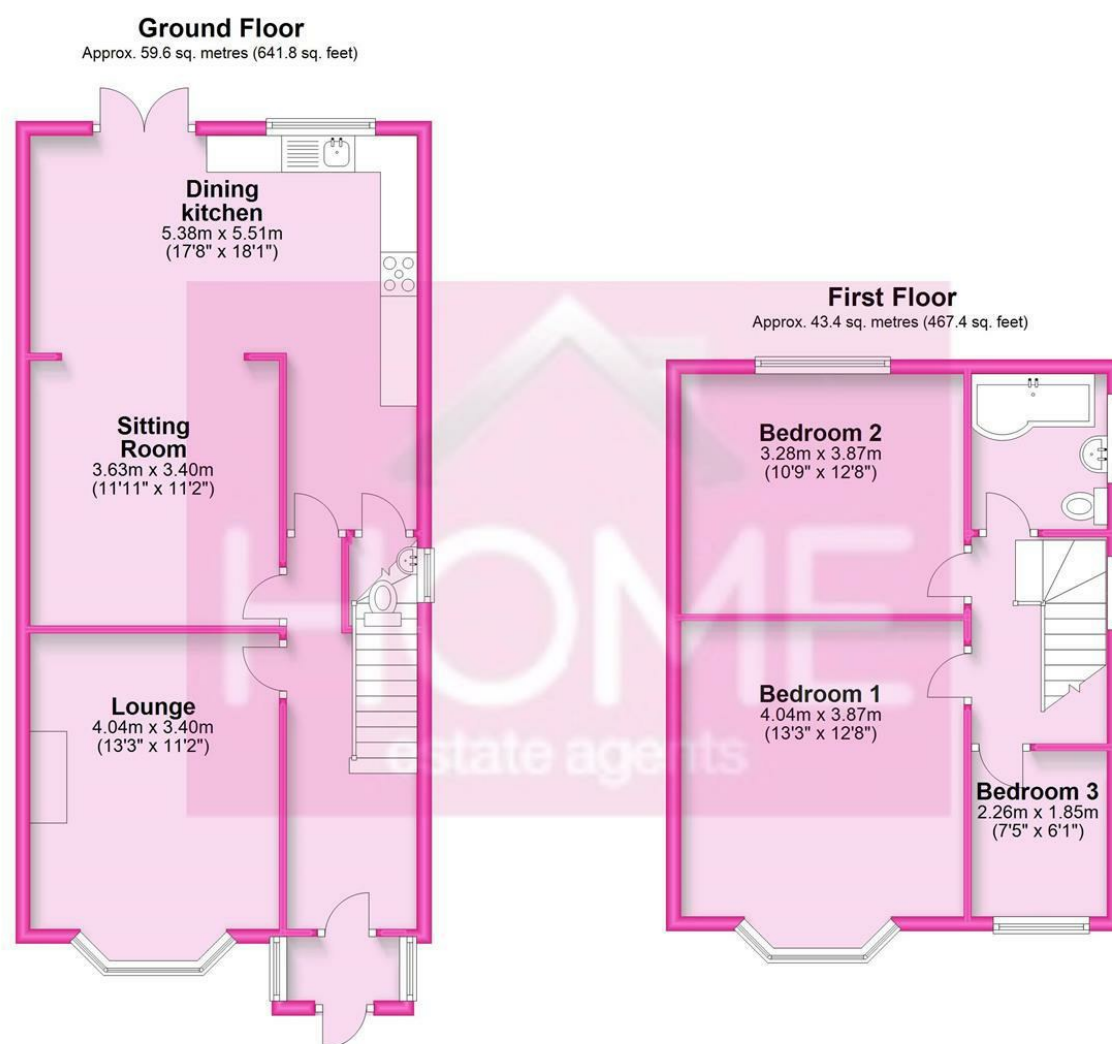


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Total area: approx. 103.1 sq. metres (1109.2 sq. feet)

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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