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5 Longfield Avenue, Manchester, M41

£319,999

LARGE PLOT! HOME ESTATE AGENTS are delighted to offer for sale this tasteful extended a much loved three bedroom semi detached family residence situated in the popular area of Urmston. Benefits from a cul de sac location & a short distance from the town centre. In brief the property comprises a welcoming hallway, bay fronted dining room, extended lounge, extended kitchen, downstairs WC, 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 driveway providing ample off-road parking leading to the detached garage as well as pleasant garden. There is a gate giving access to the site where you will find a mainly lawned garden which is well fenced for privacy & enjoys a sunny aspect. Ideally placed for the well regarded schools & amenities of the area. To book your viewing call HOME on 01617471177.

- IMPRESSIVE PLOT!
- Bay fronted dining room
- Downstairs WC
- Cul de sac location
- Three bedroom extended semi detached
- Extended lounge
- Three piece bathroom suite
- Welcoming hallway
- Extended fitted kitchen
- Ample parking & detached garage



Hallway

Door to the front with glazed windows to either side. Stairs to the first floor, metre cupboard, dado rail and radiator. Original coved ceiling.

Dining room 15'1" x 12'0" (4.60 x 3.66)

uPVC double glazed bay window to the front, radiator and television point. Wooden top with tiled hearth housing a living flame gas fire. Original coved ceiling and wall lights.

Extended lounge 22'7" x 10'10" (6.89 x 3.31)

A marble fireplace and hearth housing a living flame gas fire. Television point, telephone point and two radiators. UPVC double glazed patio doors leading to the rear garden.

Extended kitchen 17'9" x 8'2" (5.42 x 2.5)

A comprehensive range of fitted wall and base units with a rolled edged worktop over. An integrated four ring gas hob, oven and extractor fan. Integrated microwave oven. One a half unit sink with mixer tap, splash tiling and space for appliances. Serving hatch through to the lounge. uPVC double glazed windows to the side and rear. uPVC double glazed door to the side.

Downstairs WC

A two piece suite comprises low level WC and wash hand basin. uPVC double glazed window to the side and extractor fan.

Shaped landing

Open balustrade, uPVC double glazed opaque window to the side, dado rail and loft access.

Bedroom one 15'10" x 12'8" (4.83 x 3.88)

uPVC double glazed bay window to the front, television point and radiator. A range of fitted double wardrobes with ample hanging and shelving space.

Bedroom two 12'8" x 11'3" (3.88 x 3.44)

uPVC double glazed window to the rear, radiator and a range of built in wardrobes with hanging and shelving space.

Bedroom three 12'4" x 6'11" (3.78 x 2.13)

uPVC double glazed window to the front and radiator.

Bathroom 9'7" x 6'11" (2.93 x 2.11)

A three piece suite comprises low level WC, wash hand basin and whirlpool corner bath with shower attachment. Tiling to compliment, wall light, uPVC double glazed opaque window to the rear and radiator.

Detached garage 17'7" x 8'4" (5.38 x 2.56)

Remote control up and over door installed in 2011. Inspection pit, windows to the side and rear. Door to the side.

Externally

To the front of the property there is a driveway providing ample off road parking leading to the detached garage. There is a pleasant garden and pathway leading to the rear. The rear garden which enjoys a sunny aspect benefits from a paved patio area with mainly lawned garden beyond. There is a garden shed and outside tap. Due to the side of the plot there is genuine potential for extensions subject to obtaining the required planning consent.

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.

