



21 Chapel Grove Urmston Manchester M41 9BB

Offers over £299,999

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this well appointed three bedroom end quasi semi detached property situated on a peaceful Urmston cul de sac. In brief the accommodation comprises welcoming hallway, lounge diner, fitted breakfast kitchen, downstairs WC, shaped landing, the three well proportioned bedrooms, three piece ensuite shower room & three piece bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a lawned garden with pathway to the front door. The driveway provides ample off road parking. To the rear which is not overlooked, there is a paved patio area with an artificial lawned garden with mature beds. Ideally placed for the ever growing amenities of the area, transport links & the popular schools. To book your viewing call the team at HOME.

- Cul de sac location
- Lounge diner
- Ensuite shower room
- Not overlooked to the rear
- Three bedrooms
- Breakfast kitchen
- Three piece bathroom
- End quasi semi detached
- Downstairs WC
- Gardens front & rear

LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Hallway 6'10" x 11'9" (2.10m x 3.59m)

uPVC double glazed door to the front, wooden effect floor and radiator. Stairs to the first floor.

Lounge diner 13'3" x 15'8" (4.04m x 4.80m)

uPVC double glazed French doors leading to the rear garden, wall lights, wooden effect floor and radiator. Feature fire surround, back and hearth housing a living flame gas fire.

Breakfast kitchen 9'3" x 11'8" (2.84m x 3.56m)

A comprehensive range of fitted wall and base units with a rolled edged worktop over. Integrated hob, oven and extractor fan. Space for other appliances. Incorporating a one and a half unit sink with mixer tap. Solid wood breakfast bar, wooden effect floor, spotlights and radiator. uPVC double glazed window to the front.

Downstairs WC 3'4" x 6'5" (1.03m x 1.96m)

A two piece suite comprises low level WC and wash hand basin. Splash tiling, wooden effect floor and radiator. uPVC double glazed window to the side.

Shaped landing

Open balustrade, built in storage cupboard, radiator and loft access.

Bedroom one 9'1" x 15'4" (2.78m x 4.68m)

uPVC double glazed window to the front and radiator. Built in wardrobe with hanging and shelving space.

Ensuite shower room

A three piece suite comprises low level WC, wash hand basin with storage below and built in shower cubicle. Tiled floor and tiling to compliment. Shave point, ladder radiator and extractor fan.

Bedroom two 12'5" x 9'1" (3.80m x 2.78m)

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

Bedroom three 9'2" x 6'7" (2.81m x 2.02m)

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

Bathroom 6'7" x 6'8" (2.02m x 2.05m)

A low level WC, wash hand basin and bath with shower over. Splash tiling, wooden effect floor, radiator and shave point. uPVC double glazed window to the front.

Externally

To the front of the property there is a lawned garden with pathway to the front door. The driveway provides ample off road parking. To the rear which is not overlooked, there is a paved patio area with an artificial lawned garden with mature beds.

Council tax

The property is council tax band B.

Tenure

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.



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



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



LOCAL EXPERTS THAT GET YOU MOVING

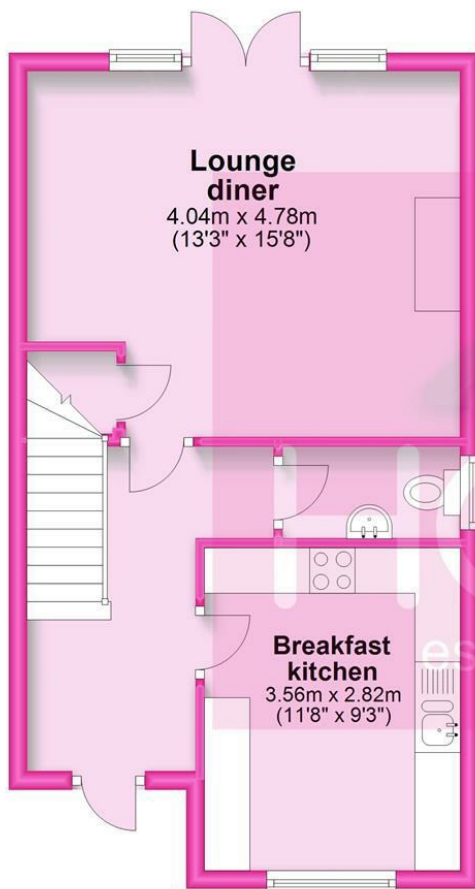
 www.homestateagents.com



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

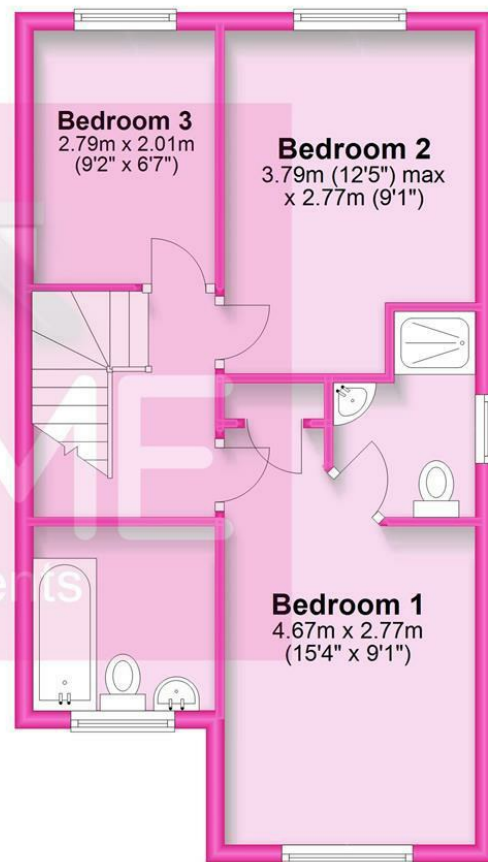
Ground Floor

Approx. 39.9 sq. metres (429.9 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.5 sq. feet)



Total area: approx. 80.6 sq. metres (867.4 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		
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		
England & Wales	EU Directive 2002/91/EC	

LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com



Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Mon-ton - 9262084 Urm-ton - 04331861 Stretford - 08259553