

**Urmston Office**

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M41 0TZ  
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**Stretford Office**

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**Monoton Office**

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**54 Mount Drive Urmston Manchester M41 9QA**  
**£285,000**

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this well presented three bedroom extended semi detached family residence. Finished to a high standard & must be viewed to be fully appreciated. In brief the accommodation comprises welcoming hallway, bay fronted extended lounge, modern fitted breakfast kitchen, shaped landing, the three well proportioned bedrooms & a contemporary four piece bathroom suite. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front there is a printed concrete driveway providing ample off road parking whilst to the southerly facing rear there is a paved patio area with artificial lawned garden beyond along with an ornate area for plants/shrubs. Ideally placed for transport links. including local train station, amenities & the well regarded schools. To book your viewing call the team at HOME.

- MOVE IN CONDITION!
- Extended lounge
- uPVC double glazed
- Three bedroom semi detached
- Modern breakfast kitchen
- Gas central heated
- Extended
- Four piece bathroom suite
- Driveway to the front



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**Hallway 7'5 x 7'11 (2.26m x 2.41m)**

uPVC double glazed door to the front and uPVC double opaque to the front. Radiator, wooden effect floor and stairs to the first floor.

**Extended lounge 11'10 x 32'7 (3.61m x 9.93m)**

uPVC double glazed bay window to the front and uPVC double glazed French doors leading to the rear garden. Feature fire surround with back and hearth housing an electric. Dado and two radiators.

**Kitchen 9'0 x 22'5 (2.74m x 6.83m)**

A comprehensive range of matching fitted wall and base units with a wooden effect worktop over. Integrated hob, double oven and extractor fan. Integrated dishwasher and fridge freezer. Space for other appliances. Fitted breakfast bar. Cupboard housing the Worcester boiler. Understairs storage. uPVC double glazed windows to the side and the rear. uPVC double glazed door leading to the side.

**Shaped landing**

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

**Bedroom one 11'10 x 10'11 (3.61m x 3.33m)**

uPVC double glazed bay window to the front and radiator. A range of fitted wardrobes with ample hanging and shelving space. Fitted drawers and dresser. Matching bedside cabinets.

**Bedroom two 10'11 x 10'1 (3.33m x 3.07m)**

uPVC double glazed window to the rear. Built in wardrobes with ample hanging and shelving space. Loft access.

**Bedroom three 7'4 x 8'3 (2.24m x 2.51m)**

uPVC double glazed corner window and radiator.

**Bathroom 7'10 x 8'11 (2.39m x 2.72m)**

A four piece suite comprises low level WC, wash hand basin and bath with shower cubicle. Tiled floor with underfloor heating and tiling compliment, ladder radiator, spotlights and uPVC glazed opaque window to the rear.

**Externally**

Externally to the front there is a printed concrete driveway providing ample off road parking whilst to the southerly facing rear there is a paved patio area with artificial lawned garden beyond along with an ornate area for plants/shrubs.

**Tenure**

We have been advised that the property is leasehold.

**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 Monton - 9262084 Urmston - 04331861 Stretford - 08259553





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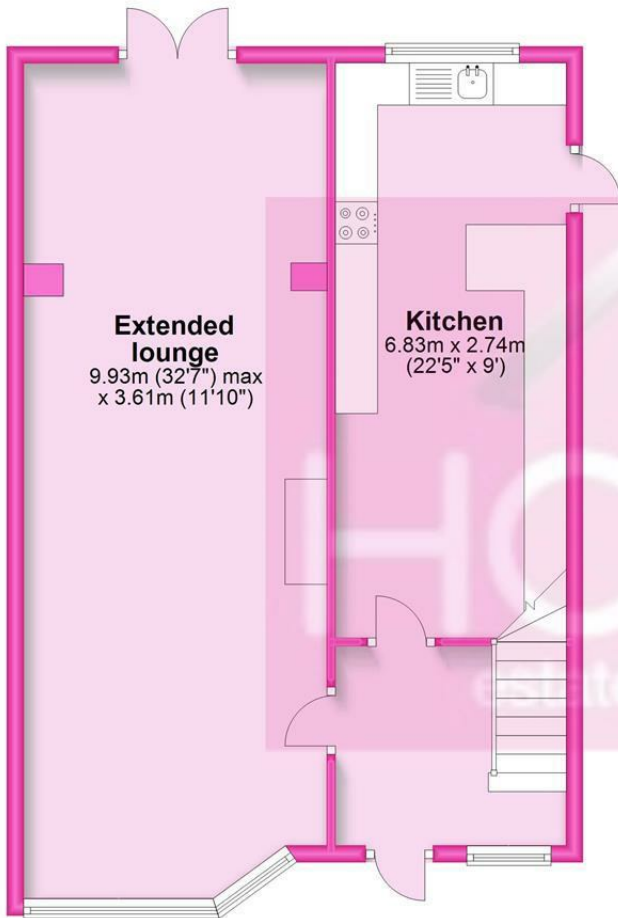
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## Ground Floor

Approx. 61.7 sq. metres (663.9 sq. feet)



## First Floor

Approx. 38.7 sq. metres (416.9 sq. feet)



Total area: approx. 100.4 sq. metres (1080.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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