



11 Hayeswater Circle Urmston Manchester M41 7BN

Offers over £399,999

NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this well appointed three bedroom detached family residence. Positioned on a generous corner plot, & being sold with no vendor chain. In brief the accommodation comprises entrance porch, welcoming hallway, sunshine lounge, fitted kitchen, shaped landing, the three well proportioned bedrooms & four piece bathroom suite. The property is warmed by gas central heating & is fully uPVC double glazed. Externally there are pleasant, well stocked gardens to three sides benefiting from paved & lawned areas. To the rear there is a driveway providing ample off road parking which leads to a detached garage. Due to the nature of the plot there is genuine potential for extensions subject to obtaining the required planning consent. Ideally placed for the well regarded schools, Trafford General Hospital & a short walk from Urmston town centre. To book your viewing call HOME.

- No vendor chain
- Porch & hallway
- Four piece bathroom suite
- Ideal for amenities
- Generous corner plot
- Sunshine lounge
- Driveway & detached garage
- Three bedroom detached
- Fitted kitchen
- Potential for extensions*

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Porch

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

Hallway

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

Sunshine lounge 18'7 x 10'10 (5.66m x 3.30m)

uPVC double glazed windows to the front and the rear. Coved ceiling and radiator. In wall open fire with marble surround and hearth.

Kitchen 11'7 x 7'11 (3.35m/2.13m x 2.41m)

uPVC double glazed window to the side and uPVC double glazed door leading to the rear garden. A range of fitted wall and base units with a rolled edged worktop over. Incorporating a one and half unit sink with mixer tap and splash tiling. Integrated gas hob, oven and extractor fan. Space for other appliances. Wine rack and radiator.

Shaped landing

uPVC double glazed window to the side and loft access.

Bedroom one 10'8 x 9'6 (3.25m x 2.90m)

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

Bedroom two 10'8 x 9'6 (3.25m x 2.90m)

uPVC double glazed window to the rear and radiator. A range of built in wardrobe with ample hanging and shelving space.

Bedroom three 8'7 x 8'5 (2.62m x 2.57m)

uPVC double glazed window to the rear and radiator.

Bathroom 8'5 x 6'10 (2.57m x 2.08m)

uPVC double glazed opaque window to the front. A four piece suite comprises low level WC, wash hand basin, corner bath and bidet. Tiling to compliment and extractor fan.

Detached garage 17'11 x 8'10 (5.46m x 2.69m)

Up and over door to the front and door to the side.

Externally

To the front there is a pleasant well stocked garden and pathway to the front door. To the side there is a mainly lawned garden with deep beds and access to the rear garden. To the rear garden, which benefits from not being overlooked, there is a mainly lawned garden and garden pond.

Tenure

The property is Freehold.

Council tax

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



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Ground Floor

Approx. 35.8 sq. metres (385.4 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.3 sq. feet)



Total area: approx. 68.7 sq. metres (739.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		55	
(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			74
(81-91) B			
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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