



## 9 Haslemere Road Urmston Manchester M41 6HB

### Offers over £339,999

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this superbly presented & tastefully finished three bedroom semi detached family residence. In brief the property comprises welcoming hallway, spacious bay fronted lounge, dining room, modern fitted kitchen, downstairs third bedroom, landing, the two remaining bedrooms & a three piece bathroom suite. The property is warmed by gas central heating & is double glazed. Externally to the front of the property there is a generous block paved driveway providing ample off road parking. To the rear, which benefits from a sunny aspect, there is a patio area, lawned garden, raised beds & mature plants. There is a detached garage located to the rear. To the front of the property there is an EV charging port. Ideally placed to enjoy the ever growing amenities of the area, transport links & the popular schools. To book your viewing call the team at HOME.

- Superbly presented
- Dining room
- Garden with sunny aspect
- 'Move in condition'
- Three bedroom semi detached
- Modern fitted kitchen
- Large driveway & garage
- Spacious lounge
- Three piece bathroom suite
- EV charging point

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### Hallway 5'10" x 12'3" (1.78m x 3.74m )

Door to the front and double glazed window to the side. LVT wooden effect flooring, two radiators and understairs storage cupboard.

### Lounge 16'7" x 12'5" (5.06m x 3.81m )

uPVC double glazed bay window to the front, LVT wooden effect floor, picture rail and radiator. Wooden mantel with slate hearth with space for multi fuel burning stove. Double doors through to the dining room.

### Dining room 12'5" x 10'9" (3.8m x 3.28m )

uPVC double glazed French doors leading to the rear garden. Picture rail and radiator. LVT wooden effect flooring.

### Kitchen 7'5" x 12'2" (2.27m x 3.72m )

A comprehensive range of fitted wall and base units with a rolled edged worktop over. Incorporating a one and a half unit sink with mixer tap. Integrated hob, oven and extractor fan. Space for other appliances. Cupboard housing the Worcester gas central heating boiler (installed 2019). uPVC double glazed window to the rear and uPVC double glazed door leading to the side. Splash tiling, radiator and wooden effect floor.

### Downstairs bedroom three 7'11" x 10'11" (2.42m x 3.34m )

uPVC double glazed window to the front and radiator.

### Landing

Open balustrade.

### Bedroom one 12'9" x 14'2" (3.90m x 4.34m )

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

### Bedroom two 10'6" x 9'6" (3.22m x 2.91m )

uPVC double glazed window to the rear and radiator.

### Garage 8'3" x 18'2" (2.53m x 5.55m)

Up and over door to the front. Power and lighting.

### Externally

Externally to the front of the property there is a generous block paved driveway providing ample off road parking. To the rear, which benefits from a sunny aspect, there is a patio area, lawned garden, raised beds and mature plants. There is a detached garage located to the rear. To the front of the property there is an EV charging port.

### 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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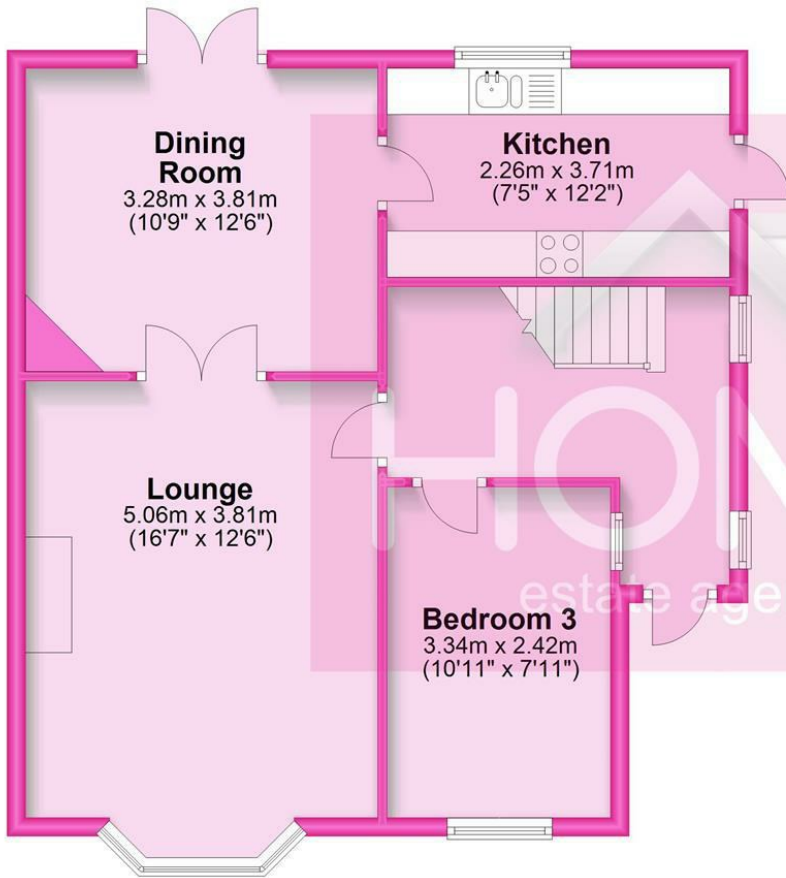


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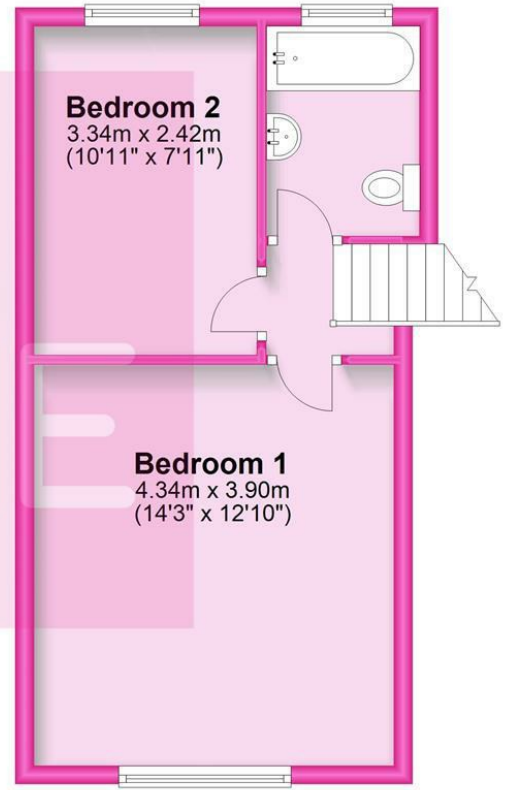
## Ground Floor

Approx. 59.5 sq. metres (640.1 sq. feet)



## First Floor

Approx. 31.3 sq. metres (337.0 sq. feet)



Total area: approx. 90.8 sq. metres (977.1 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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