



64 Hayeswater Road Urmston Manchester M41 7AT

£339,999

POPULAR LOCATION! HOME ESTATE AGENTS are delighted to offer for sale this spacious four bedroom extended semi detached family residence situated in the desirable area of Urmston. Ideally placed for the well regarded schools, Trafford General Hospital & the ever growing amenities of the area. In brief the accommodation comprises hallway, bay fronted lounge, modern fitted kitchen, sitting room, shaped landing, the four generously proportioned bedrooms & a four piece bathroom. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front there is a driveway providing ample off road parking which leads to an integral garage. To the rear, which enjoys a sunny aspect, there is a patio area with a mainly lawned garden beyond. To avoid missing out call HOME on 01617471177 to book your viewing.

- POPULAR LOCATION!
- Bay fronted lounge
- uPVC double glazed
- Four bedroom semi detached
- Modern fitted kitchen
- Gas central heating
- Welcoming hallway
- Four piece bathroom suite
- Driveway & integral garage



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Hallway 10'5 x 7'11 (3.18m x 2.41m)

uPVC double glazed door to the front and uPVC double glazed window to the front. Wooden effect floor, radiator and stairs to the first floor.

Lounge 15'11 x 11'3 (4.85m x 3.43m)

uPVC double glazed bay window to the front. Brick effect fire surround with in wall gas fire. Wooden effect floor, wall lights, television point and radiator.

Kitchen 14'10 x 8'11 (4.52m x 2.72m)

A comprehensive range of matching fitted wall and base units with a rolled edged worktop over. Integrated four ring gas hob, oven and extractor fan. A single unit sink with mixer tap and splash tiling. Tiled floor. uPVC double glazed window to the rear and open through to the sitting room. Door giving access to the garage.

Sitting room 10'10 x 9'8 (3.30m x 2.95m)

uPVC double glazed French doors leading to the rear garden. Wooden effect floor and radiator.

Shaped landing

Open balustrade.

Bedroom one 12'1 x 9'11 (3.68m x 3.02m)

uPVC double glazed windows to the front and the rear. Radiator.

Bedroom two 10'7 x 9'10 (3.23m x 3.00m)

uPVC double glazed window to the front and radiator.

Bedroom three 10'7 x 8'9 (3.23m x 2.67m)

uPVC double glazed window to the rear and radiator.

Bedroom four 8'4 x 8'1 (2.54m x 2.46m)

uPVC double glazed window to the rear and radiator.

Bathroom

A four piece suite comprises low level WC, wash hand basin, bath and separate shower cubicle. Tiling to compliment, radiator and uPVC double glazed window to the rear.

Garage

An integral garage. Up and over door to the front. Door to the rear giving access to the rear garden. Space for appliances including plumbing for the washing machine. Gas central heating boiler.

Externally

To the front of the property there is a pleasant lawned garden with mature beds. There is a block paved driveway providing ample off road parking leading to the integral garage. To the rear, which enjoys a sunny aspect, there is a patio area with a mainly lawned garden beyond.

Tenure

We have been advised by our client that the property is Leasehold with a ground rent of £2.25 payable every 6 months

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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Total area: approx. 123.3 sq. metres (1327.2 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		
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