



22 Dartford Road Urmston Manchester M41 9DE

£215,000

**** OPEN DAY 21ST APRIL 2018**** GREAT FIRST TIME BUY! HOME ESTATE AGENTS are delighted to bring to the market this popular bay fronted two bedroom mid terraced property in need of renovation on the popular Dartford Road in Urmston. Being offered with no vendor chain this conveniently located property is close to all local amenities and only a short walk away from Urmston town centre and within the catchment area for several popular schools. The accommodation comprises of entrance hallway, lounge, dining room, kitchen and useful cellars. To the upstairs are two double bedrooms and a large bathroom. The property is double glazed and warmed by gas central heating. To the Outside front is palisade garden whilst to the rear is a spacious garden with paved patio and raised beds. To book on our open day call HOME on 0161 7471177

- No vendor chain
- Two reception rooms
- Two double bedrooms
- Gardens
- Great first time buy
- Large kitchen
- Gas central heating
- Bay fronted
- Cellar
- Double glazed



STORM PORCH

ENTRANCE HALLWAY

Single panel radiator.

LOUNGE 13'09 x 10'10 (4.19m x 3.30m)

UPVC double glazed bay window to front. Electric fire. Television point. Double panel radiator.

DINING ROOM 12'08 x 11'07 (3.86m x 3.53m)

UPVC double glazed window to rear. Gas Fire. Double panel radiator.

KITCHEN 8'11 x 8'00 (2.72m x 2.44m)

UPVC double glazed window to rear. A range of fitted wall and base units. Rolled edge worktops. Overhead extractor fan.

CELLAR 11'07 x 11'05 (3.53m x 3.48m)

LANDING

Shaped

BEDROOM ONE 14'06 x 11'08 (4.42m x 3.56m)

Two uPVC double glazed windows to front. Double panel radiator.

BEDROOM TWO 12'10 x 9'01 (3.91m x 2.77m)

UPVC double glazed window to rear.

BATHROOM 8'00x 9'00 (2.44mx 2.74m)

UPVC double glazed opaque window to side. Pedestal wash hand basin. WC. Bath. Splash wall tiling. Double panel radiator.

OUTSIDE

To the Outside front is palisade garden whilst to the rear is a spacious garden with paved patio and raised beds. To book on our open day call HOME on 0161 7471177

Property disclaimer

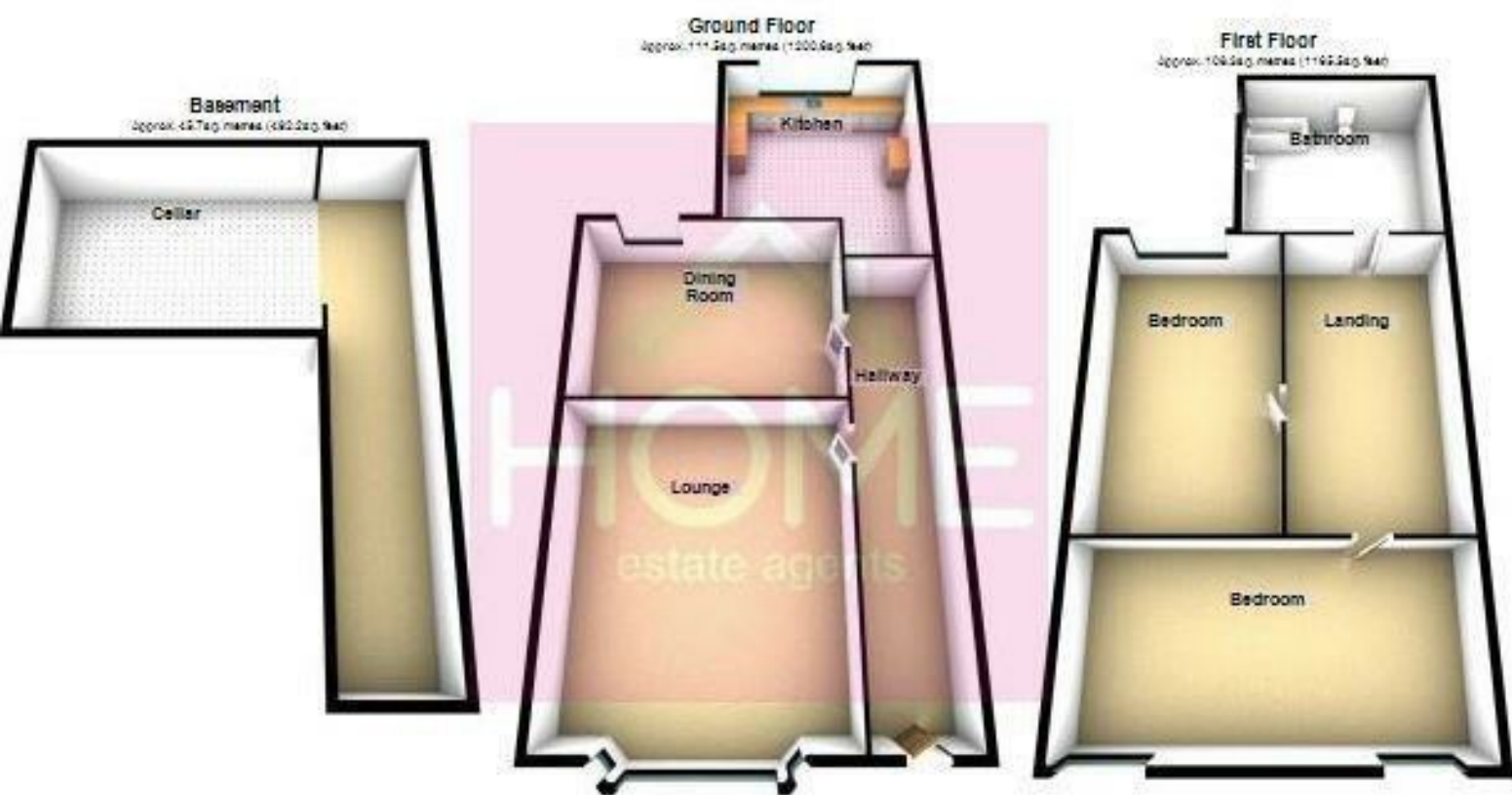
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested 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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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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Not environmentally friendly - higher CO ₂ emissions		
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