



2 Dorclyn Avenue Urmston Manchester M41 9BF

Offers over £335,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are privileged to offer for sale this well appointed three bedroom bay fronted semi detached property situated on a pleasant Urmston cul de sac. In brief the accommodation comprises welcoming hallway, bay fronted dining room, lounge, modern fitted kitchen, shaped landing, the three well proportioned bedrooms & a contemporary bathroom suite. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front there is a pleasant garden & driveway providing ample off road parking. The driveway continues to the side, leading to the rear & a detached garage. To the rear there is a mainly lawned garden that is fenced for privacy. Ideally placed to enjoy the ever growing amenities of the area & the popular location. To book your viewing call the team at HOME.

- No vendor chain
- Lounge
- Contemporary bathroom
- Cul de sac location
- Three bedrooms
- Dining room
- Driveway & detached garage
- Bay fronted semi detached
- Modern fitted kitchen
- Convenient position



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Hallway

Door to the front with stair end and leaded windows either side. Wooden effect floor, coved ceiling and radiator. Stairs leading to the first floor.

Dining room 11'9" x 10'4" (3.60m x 3.15m)

uPVC double glazed bay window to the front, coved ceiling and radiator.

Lounge 12'7" x 11'7" (3.85m x 3.55m)

uPVC double glazed bay window to the rear, coved ceiling and radiator. Wooden fire surround with cast iron fireplace set on a black granite hearth housing a living flame gas fire. Open through to the dining room.

Extended kitchen 17'10" x 5'3" (5.46m x 1.61m)

uPVC double glazed windows to the rear and the side. uPVC double glazed door leading to the rear garden. A range of matching fitted base units with a butcher block wooden worktop over. Incorporating a one and a half unit sink with mixer tap. Integrated hob, oven and extractor fan. Space to other appliances. Understairs storage housing the 'Worcester' gas central heating boiler. Splash tiling and wooden effect floor.

Shaped landing

Open balustrade and uPVC double glazed window to the side.

Bedroom one 11'10" x 10'8" (3.63m x 3.26m)

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

Bedroom two 10'10" x 10'8" (3.31m x 3.26m)

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

Bedroom three 6'9" x 6'7" (2.07m x 2.03m)

uPVC double glazed window to the front and radiator.

Bathroom

Two uPVC double glazed windows to the side. A three piece suite comprises low level WC, wash hand basin and P-shaped bath with shower over. Tiling to compliment and ladder radiator.

Externally

Externally to the front of the property there is a paved driveway accessed via wrought iron gates along with a mainly lawned garden. The driveway continues to the side, leading to the garage located at the rear. To the rear there is a paved patio area with mainly lawned garden beyond.

Garage

A detached brick garage with up and over door.

Tenure

The property is Freehold.

Council tax

The property is council tax band C.

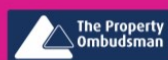
Property disclaimer

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 Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

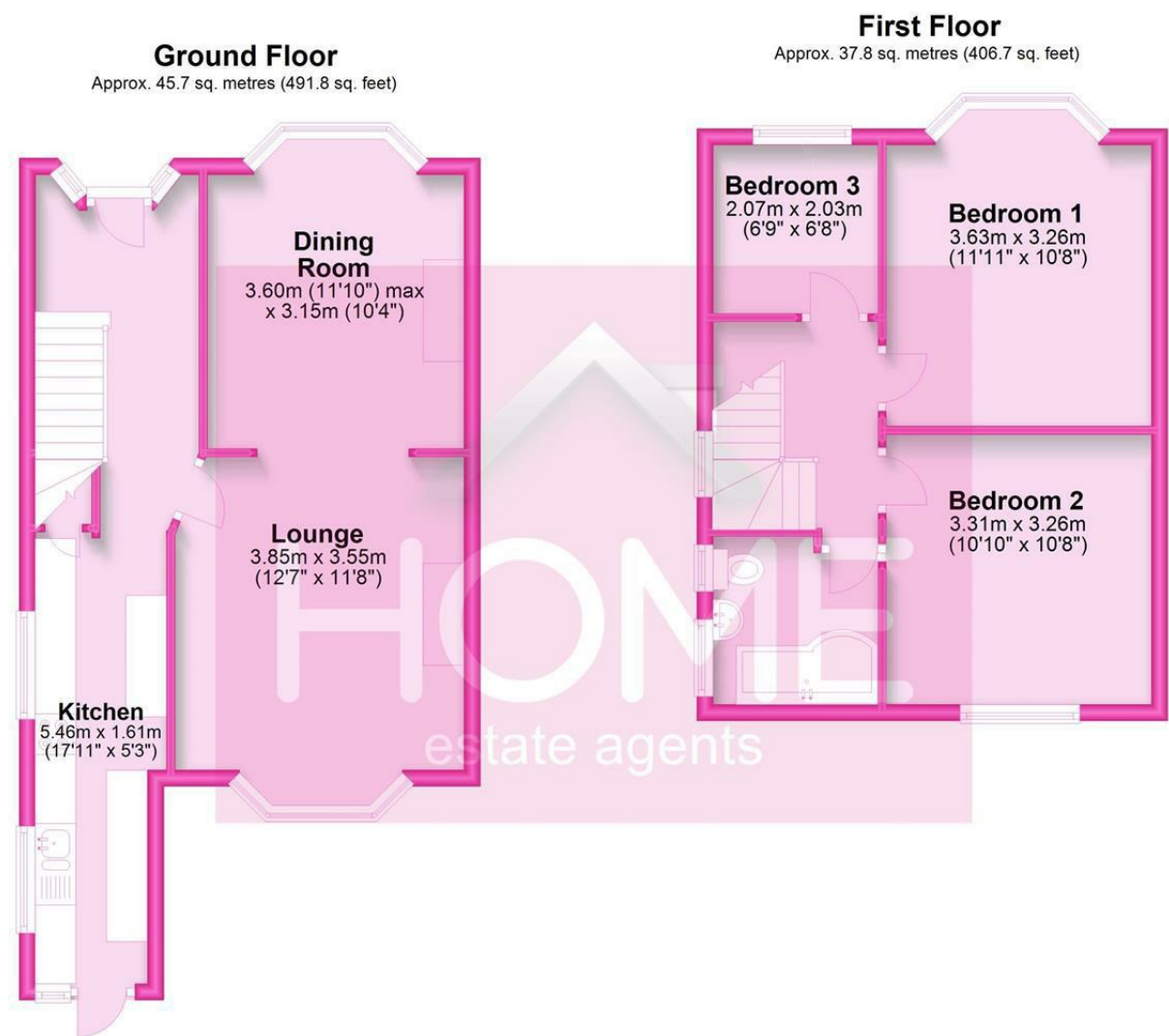


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Total area: approx. 83.5 sq. metres (898.5 sq. feet)

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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