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127 Crofts Bank Road Urmston Manchester M41 0UU
£299,950

CORNER PLOT HOME ESTATE AGENTS are delighted to offer for sale this three bedroom semi detached property situated on a generous corner plot. In brief the accommodation comprises hallway, bay fronted lounge, spacious dining kitchen, shaped landing, the three well proportioned bedrooms & a three piece shower room. The property is double glazed. Externally to the front there is a generous driveway providing ample off road parking. To the side there is a paved pathway & gate for access to the rear. To the rear, which enjoys a sunny aspect there is a patio area with mainly lawned garden beyond. Ideally placed for the well regarded schools, amenities & a short walk from Urmston town. To book your viewing call HOME on 01617471177.

- CORNER PLOT
- Dining kitchen
- Potential for extensions*
- A must view property!
- Three bedroom semi detached
- Three piece shower room
- Gardens front & rear
- Bay fronted lounge
- Double glazed
- Popular location

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Hallway

Door to the front and double glazed window to the side. Tiled floor and stairs to the first floor. Electric storage heater.

Lounge 15'10 x 14'8 (4.83m x 4.47m)

Double glazed bay window to the front, picture rail and electric heater.

Dining kitchen 17'7 x 10'1 (5.36m x 3.07m)

A comprehensive range of matching fitted wall and base units with a rolled edged worktop oven. Integrated electric hob, oven, grill and extractor fan. Integrated dishwasher and fridge freezer. Space for other appliances. A one and a half unit sink with mixer tap and splash tiling. Tiled floor. Spotlights and understairs storage. Double glazed windows to the side and the rear. Door leading to the rear garden.

Shaped landing

Double glazed opaque window to the side and picture rail.

Bedroom one 12'10 x 9'6 (3.91m x 2.90m)

Double glazed bay window to the front and electric heater. A range of fitted wardrobes with ample hanging and shelving space.

Bedroom two 11'8 x 9'6 (3.56m x 2.90m)

Double glazed window to the rear, picture rail and electric heater.

Bedroom three 9'10 x 8'3 (3.00m x 2.51m)

Double glazed window to the rear, loft access, picture rail and electric heater.

Shower room

A three piece suite comprises low level WC, wash hand basin and shower cubicle. Tiling to compliment, towel radiator and double glazed opaque window to the front.

Externally

Externally to the front there is a generous driveway providing ample off road parking. To the side there is a paved pathway and gate for access to the rear. To the rear, which enjoys a sunny aspect there is a patio area with mainly lawned garden beyond.

Tenure

We have been advised that the property is Freehold.

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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Company Registration numbers Monston - 9262084 Urmston - 04331861 Stretford - 08259553



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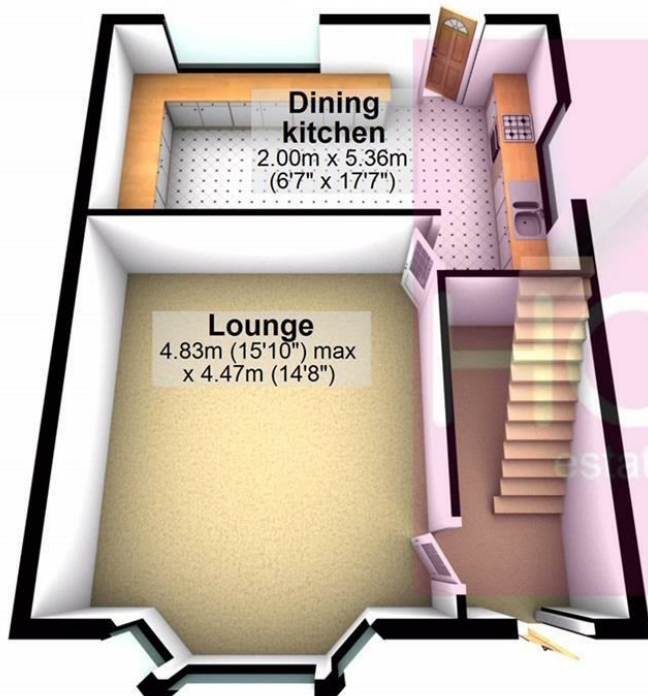
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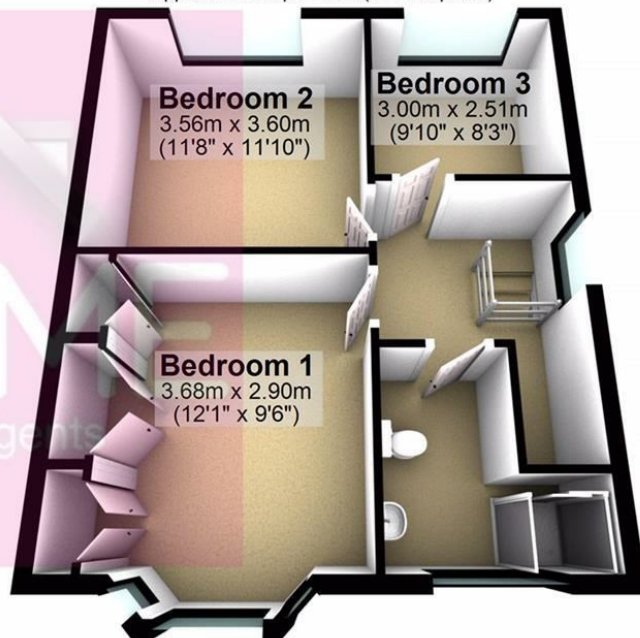
Ground Floor

Approx. 49.2 sq. metres (530.0 sq. feet)



First Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



Total area: approx. 93.7 sq. metres (1008.4 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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