



3 Acrefield Avenue Urmston Manchester M41 9WN

£275,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this much loved three bedroom extended semi detached property situated on a peaceful Urmston cul de sac. Being sold with no vendor chain & benefiting from a southerly facing rear garden. In brief the accommodation comprises welcoming hallway, bay fronted lounge, extended dining room, extended kitchen, shaped landing, the three well proportioned bedroom, piece shower room & separate WC. The property is warmed by gas central heating & majority uPVC double glazed. Externally to the front there is a pleasant garden & driveway providing ample off road parking leading to the attached garage. To the southerly facing rear there is a patio area with lawned garden which is fenced for privacy. Ideally placed for access into both Urmston & Stretford to enjoy the ever growing number of amenities. To book your viewing call the team at HOME.

- Southerly facing garden
- Extended
- Extended kitchen
- Cul de sac location
- No vendor chain
- Lounge
- Shower room & separate WC
- Three bedroom semi detached
- Dining room
- Driveway & garage



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Hallway 7'5 x 7'11 (2.26m x 2.41m)

Door to front with original stained and leaded window to front. Understate storage cupboard and radiator.

Lounge 22'1 x 11'0 (6.73m x 3.35m)

UPVC double glazed bay window to front, UPVC double glazed patio doors giving access to the rear garden. Coved ceiling, two radiators and wall lights.

Dining room 19'0 x 9'1 (5.79m x 2.77m)

UPVC double glazed window to rear, coved ceiling, radiator and under stairs storage cupboard.

Kitchen 14'5 x 7'3 (4.39m x 2.21m)

UPVC double glazed door to rear and UPVC double glazed window to rear. A range of matching fitted wall and base units with rolled edge to worktop over. Incorporating a single unit sink. Tiling to complement and space for appliances. Tiled floor and door leading to the garage.

Shaped landing

Original stained and leaded window to side, Open balustrade and loft access.

Bedroom one 10'9 x 11'11 (3.28m x 3.63m)

UPVC double glazed bay window to front, picture rail and radiator.

Bedroom two 10'9" x 9'7" (3.28m x 2.94m)

UPVC double glazed window to rear, picture rail and radiator.

Bedroom three 8'3 x 7'0 (2.51m x 2.13m)

UPVC double glazed corner window and radiator.

Shower room 7'11 x 6'7 (2.41m x 2.01m)

Two piece suite comprises wash and basin and shower cubicle with electric shower. UPVC double glazed opaque window to rear, tiling to compliment and radiator. Built in storage cupboard.

Separate WC 5'4 x 2'7 (1.63m x 0.79m)

UPVC double glazed opaque window to rear. A low-level WC and tiling to compliment.

Garage 14'7 x 7'10 (4.45m x 2.39m)

Double doors to front and door giving access to the kitchen. Power and lighting.

Externally

Externally to the front there is a pleasant garden & driveway providing ample off road parking leading to the attached garage. To the southerly facing rear there is a patio area with lawned garden which is fenced for privacy.

Tenure

We have been advised by our clients that the property is Freehold.

Council tax

We have been advised that 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.

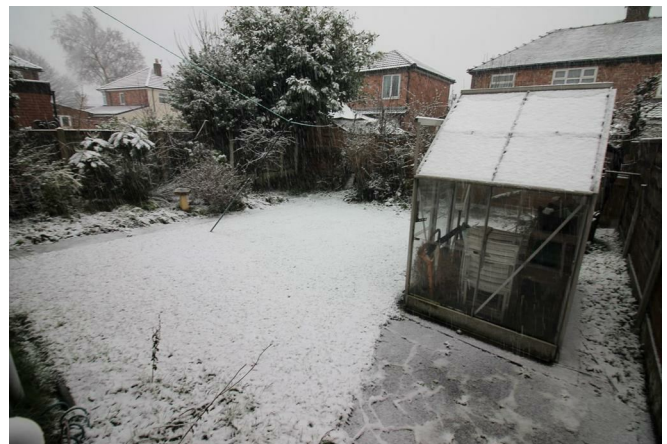


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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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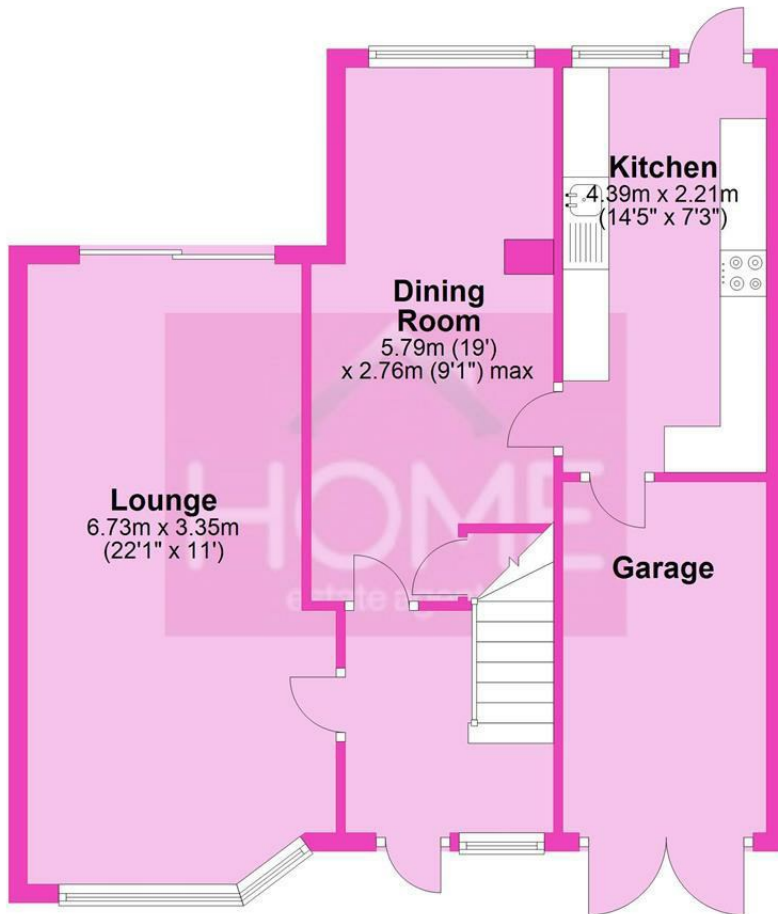
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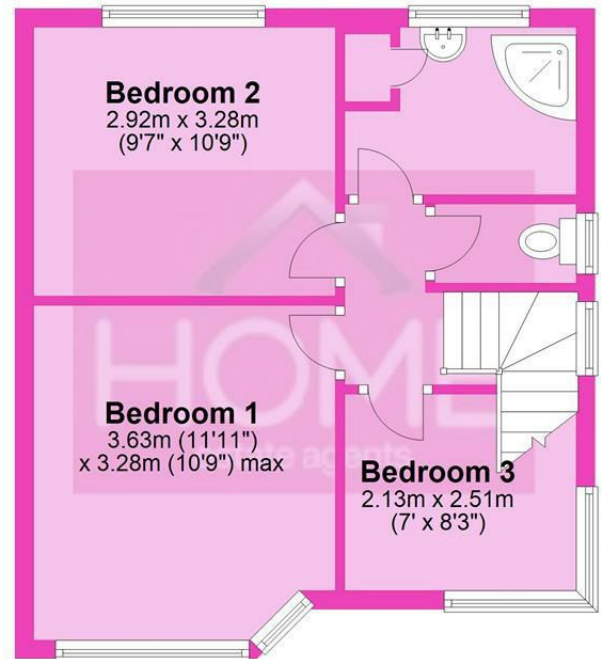
Ground Floor

Approx. 60.7 sq. metres (653.6 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.9 sq. feet)



Total area: approx. 98.2 sq. metres (1056.5 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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