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9 Warwick Drive Urmston Manchester M41 7AY

£479,000

POPULAR LOCATION! HOME ESTATE AGENTS are pleased to offer for sale this well presented three bedroom extended detached family residence. In brief the accommodation comprises entrance porch, welcoming hallway, bay fronted lounge, impressive dining kitchen, sitting room, utility room, home office, downstairs WC, shaped landing, the three bedrooms & three piece bathroom suite. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front of the property there is a block paved driveway providing ample off road parking. To the rear which enjoys a sunny aspect, there is a shaped patio area with a mainly lawned garden beyond. Ideally placed for the well regarded schools, amenities & Trafford General Hospital. To book your viewing call the team at HOME.

- Popular location
- Porch & hallway
- Sitting room
- Family bathroom
- Extended detached
- Utility room
- Large dining kitchen
- Three bedrooms
- Bay fronted lounge
- Home office



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Porch

UPVC double glazed door to the front and uPVC double glazed windows either side. Wooden effect floor. Entrance to the hallway.

Hallway 13'8" x 6'1" (4.19m x 1.86m)

UPVC double glazed door to the front, wood floor and radiator. Stairs leading to the first floor.

Lounge 11'5" x 12'4" (3.50m x 3.78m)

UPVC double glazed bay window to the front. Wooden mantle and tiled hearth housing a multi fuel burning stove. Radiator.

Open plan dining kitchen 26'2" x 11'10" (8.00m x 3.62m)

A comprehensive range of fitted wall and base units with a rolled edged worktop over. Incorporating a one and a half unit sink with mixer tap. Integrated five ring hob, double oven and extractor fan. Integrated dishwasher. Space for other appliances. Spotlights, wood floor within the dining area and two radiators. Wooden mantle with stone hearth housing a cast iron multi fuel burning stove.

Home office 8'10" x 7'2" (2.70m x 2.20m)

Currently used as an extra sleeping area. UPVC double glazed bay window to the front and radiator.

Downstairs WC

A two piece suite comprises low level WC and wash hand basin. Splash tiling and tiled floor. Radiator.

Sitting room 11'5" x 9'10" (3.50m x 3.00m)

UPVC double glazed French doors leading to the rear and uPVC double glazed window to the rear. Wood floor and radiator.

Utility room

Fitted wall units and rolled edged worktop. Space for appliances. UPVC double glazed window to the side. Worcester has central heating boiler.

Shaped landing

Open balustrade, loft access and uPVC double glazed window to the side.

Bedroom one 12'8" x 10'9" (3.88m x 3.28m)

uPVC double glazed bay window to the front and radiator.

Bedroom two 10'9" x 11'10" (3.28m x 3.63m)

uPVC double glazed window to the rear and radiator.

Bedroom three 6'11" x 6'9" (2.11 x 2.07)

UPVC double glazed window to the front and radiator.

Bathroom

A three piece suite comprises low level WC, vanity wash hand basin and P-shaped bath with shower over. Tiling to compliment and tiled floor. Ladder radiator. Spotlights, extractor fan and uPVC double glazed window to the rear.

Externally

To the front of the property there is a block paved driveway providing ample off road parking. To the rear which enjoys a sunny aspect, there is a shaped patio area with a mainly lawned garden beyond. There is a garden shed and outside tap

Tenure

The property Freehold with a chief rent of £5.00 payable.

Council tax

The property is council tax band D.

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.

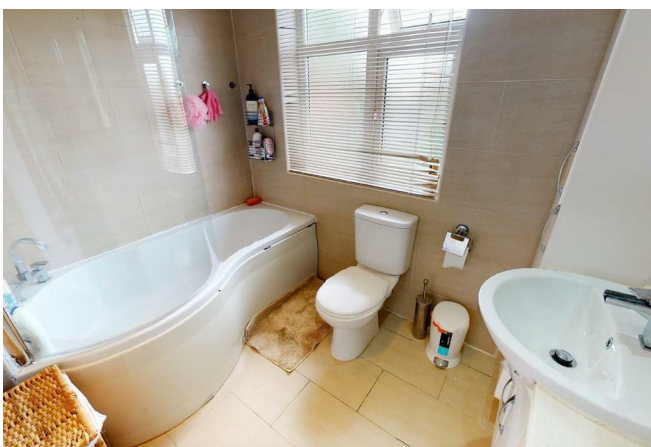


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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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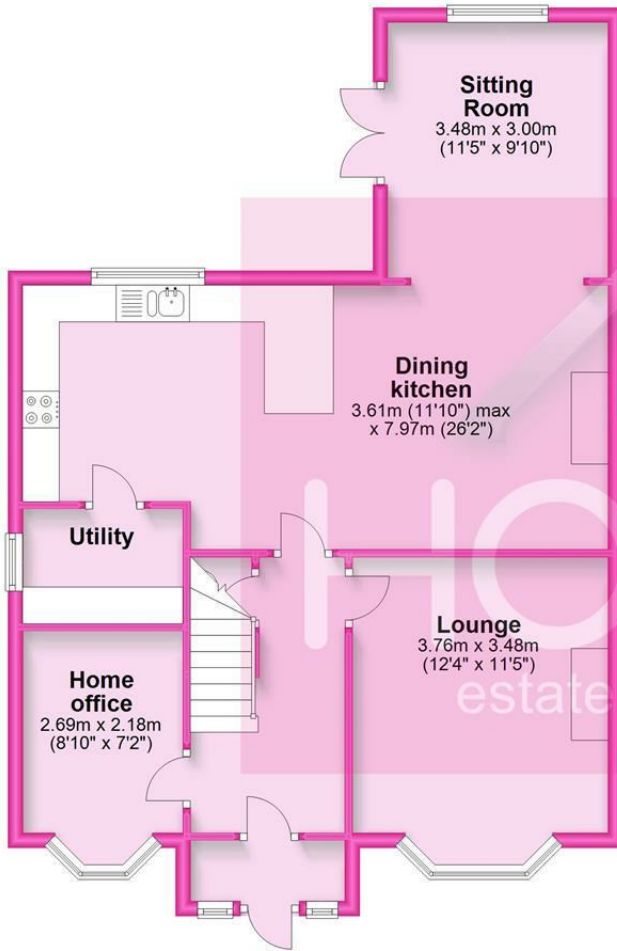
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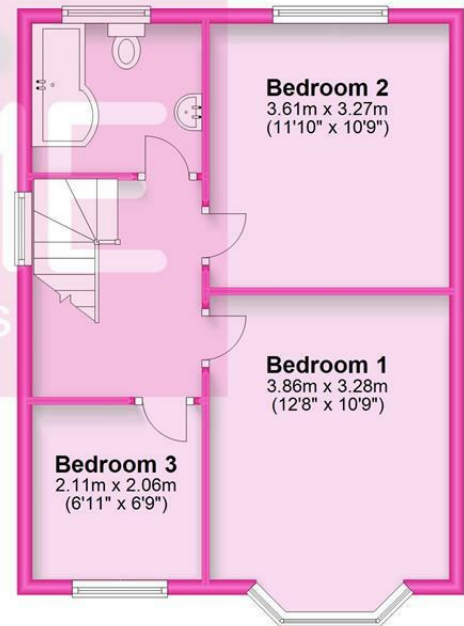
Ground Floor

Approx. 72.4 sq. metres (778.8 sq. feet)



First Floor

Approx. 42.2 sq. metres (453.9 sq. feet)



Total area: approx. 114.5 sq. metres (1232.7 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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