



14 Mount Drive Urmston M41 9PY

Offers over £249,950

****OPEN DAY 6TH OCTOBER 2018 **POPULAR LOCATION!** HOME ESTATE AGENTS are delighted to bring to the market this well presented three bedroom semi-detached property located on the very popular Mount Drive in Urmston. This well presented property boasts spacious living accommodation to both floors and occupies a large corner plot offering the scope to extend (subject to planning permission) The location of the property is ideal for all local amenities and is within the catchment area for several popular schools. The accommodation comprises of entrance hall, lounge, conservatory and dining kitchen. To the upstairs are three generous sized bedrooms and a fitted four piece bathroom. The property is double glazed and warmed by gas central heating. To the outside front is a charming garden, further paved garden, driveway offering off road parking leading to the detached garage. To the rear is a good sized garden. To book your viewing call HOME on 01617471177

- ****OPEN DAY 06/10/2018****
- Dining/kitchen
- Detached garage
- Popular location
- Corner plot
- Three bedrooms
- Gardens to three sides
- Conservatory
- Four piece bathroom
- Well presented



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HALLWAY

UPVC double glazed picture window to front.

LOUNGE 22'02 x 11'11 (6.76m x 3.63m)

UPVC double glazed bay window to front. UPVC double glazed sliding doors to rear. Gas fire. Wood effect flooring. Single panel radiator.

CONSERVATORY

UPVC double glazed to two sides. Wood effect flooring.

KITCHEN/DINER 21'09 x 9'02 (6.63m x 2.79m)

UPVC double glazed windows to side and rear. A range of fitted wall and base units. Rolled edge worktops. Five ring gas hob. Overhead extractor fan. Built in double electric oven. Wood effect flooring. Splash wall tiling. Single panel radiator.

BEDROOM ONE 15'02 x 10'10 (4.62m x 3.30m)

UPVC double glazed window to front. A range of fitted wardrobes. Single panel radiator.

BEDROOM TWO 10'02 x 11'06 (3.10m x 3.51m)

UPVC double glazed window to rear. Single panel

BEDROOM THREE 8'04 x 7'10 (2.54m x 2.39m)

UPVC double glazed window to front. single panel radiator

FITTED BATHROOM

UPVC double glazed opaque window to rear. WC. Wash hand basin. Bath. Double shower cubicle. Wall tiling to compliment. Tiled floor.

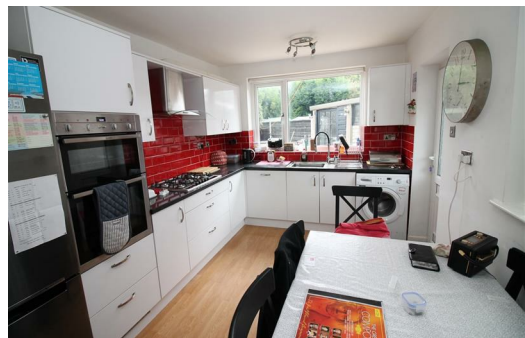
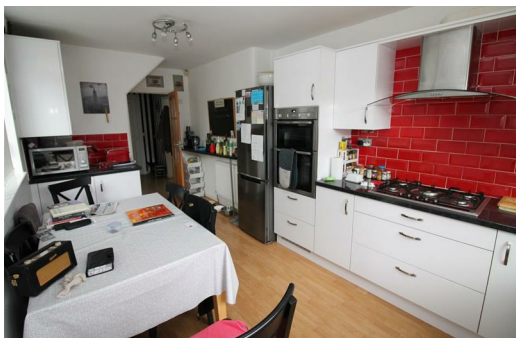
OUTSIDE

Tenure

We have been advised by our client 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.



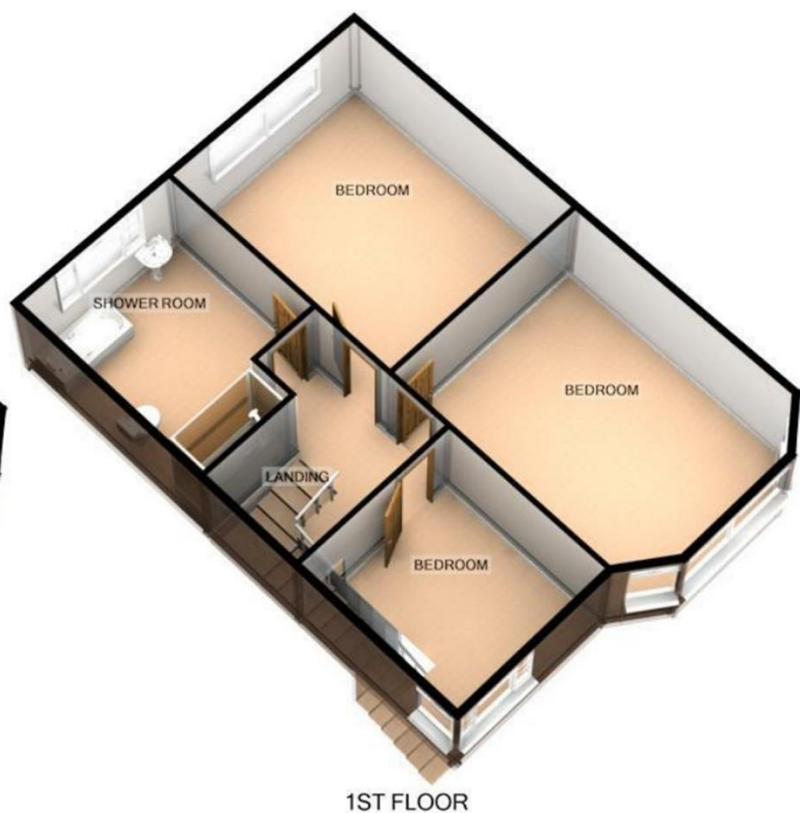
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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Morton - 9262084 Urmston - 04331861 Stretford - 08259553





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			
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Not environmentally friendly - higher CO ₂ emissions			
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