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21 Cornhill Road Urmston Manchester M41 5TJ

Offers over £300,000

BEING SOLD WITH NO VENDOR CHAIN! HOME ESTATE AGENTS are proud to offer for sale this much loved three bedroom extended semi detached family residence situated on the always desirable Cornhill Road. Occupying a generous corner plot & therefore boasting genuine potential for further extensions subject to obtaining planning consent. In brief the accommodation comprises entrance porch, hallway, bay fronted dining room, lounge, breakfast room, extended kitchen, shaped landing, the three well proportioned bedrooms & a three piece shower room. uPVC double glazed throughout & warmed by gas central heating. Externally there are pleasant gardens to three sides whilst to the rear there is a driveway providing ample off road parking leading to a detached garage. Ideally placed for the well regarded schools & amenities. To book your viewing call HOME on 01617471177.

- NO VENDOR CHAIN!
- Downstairs WC
- Three piece shower room
- Generous corner plot
- Bay fronted dining room
- Gas central heated
- Three bedroom extended semi detached
- Lounge
- uPVC double glazed throughout



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Porch

uPVC double glazed on three sides and uPVC double glazed door to the front. Door through to the hallway.

Hallway

uPVC double glazed door to the front and uPVC double glazed to the front. Radiator and stairs to the first floor.

Dining room 12'8 x 11'4 (3.86m x 3.45m)

uPVC double glazed bay window to the front and radiator. Feature fireplace.

Lounge 13'8 x 11'4 (4.17m x 3.45m)

uPVC double glazed bay window to the rear. Feature fireplace housing an electric fire. Radiator and television point.

Breakfast room 8'9 x 6'0 (2.67m x 1.83m)

uPVC double glazed window to the side. Wooden effect floor and radiator.

Extended kitchen 9'11 x 9'11 (3.02m x 3.02m)

A comprehensive range of matching fitted wall and base units with a rolled edged worktop over. A one and a half unit sink with mixer tap and splash tiling. Integrated oven, hob and extractor fan. Space for appliances including washing machine. uPVC double glazed windows to the side and the rear. uPVC double glazed door to the front. 'Worcester' gas central heating boiler and wooden effect floor.

Downstairs WC

A two piece suite comprises low level WC and wash hand basin. Splash tiling and wooden effect floor. uPVC double glazed opaque window to the side.

Shaped landing

uPVC double glazed window to the side. Open balustrade.

Bedroom one 12'9 x 10'9 (3.89m x 3.28m)

uPVC double glazed bay window to the front and radiator. A range of fitted wardrobes with mirrored sliding doors.

Bedroom two 13'8 x 10'9 (4.17m x 3.28m)

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

Bedroom three 7'0 x 6'9 (2.13m x 2.06m)

uPVC double glazed window to the front and radiator.

Shower room

A three piece white suite comprises low level WC, wash hand basin and shower cubicle. Ladder radiator, tiling to compliment, spotlights and wooden effect floor. uPVC double glazed opaque window to the side.

Garage

A detached single garage.

Externally

Externally there are well maintained mainly lawned gardens to three side. To the rear, accessed from Leamington road, there is a driveway providing ample off road parking which leads to the detached garage.

Tenure

We have been advised that the property is Freehold.



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

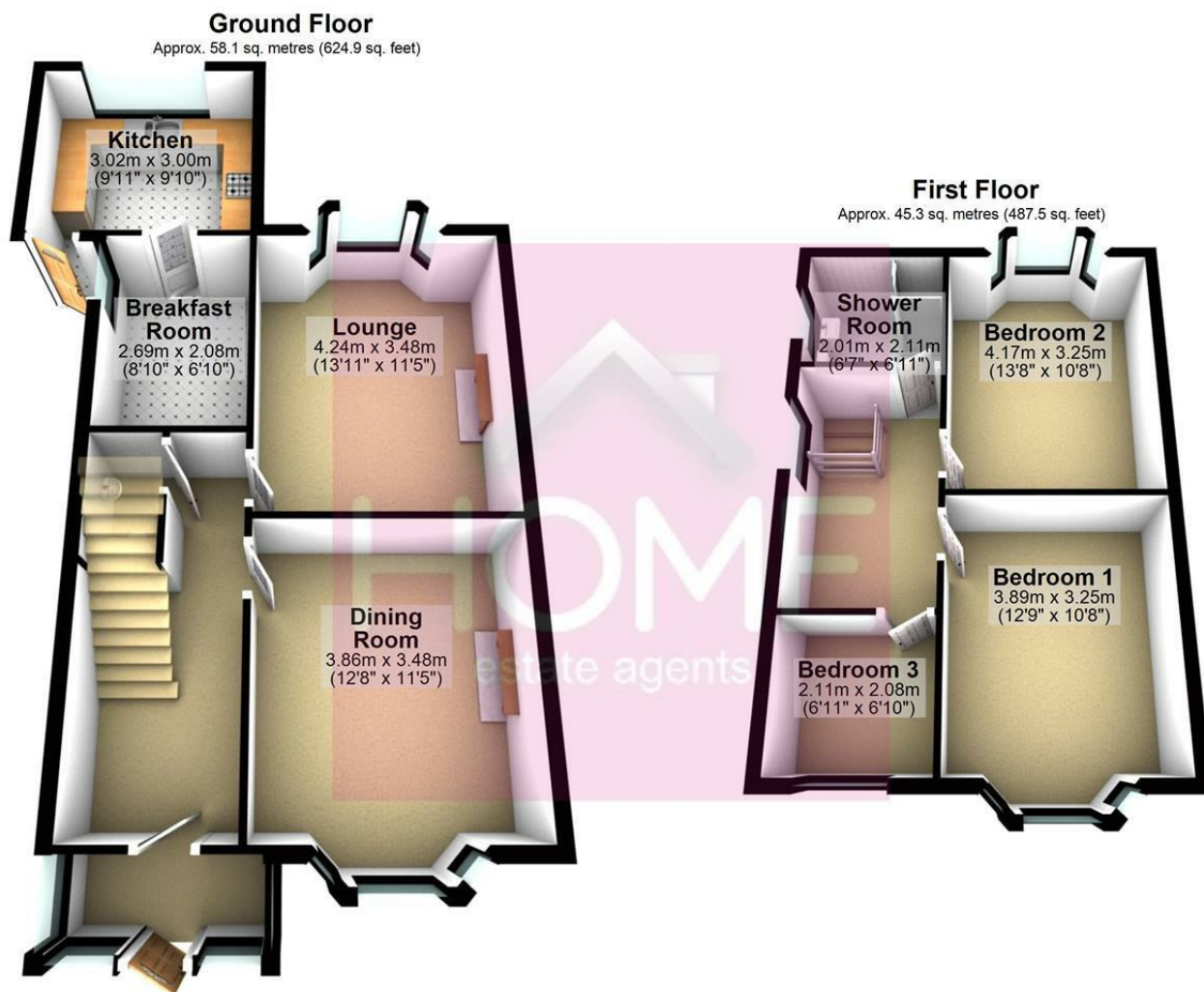


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Total area: approx. 103.3 sq. metres (1112.4 sq. feet)

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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