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27 Brook Road Urmston Manchester M41 5RQ
£375,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are privileged to offer for sale this beautiful three bedroom period semi detached family residence. Tastefully extended & benefiting from not being overlooked making an early viewing essential. In brief the property comprises welcoming hallway, bay fronted dining room, lounge with open fire, extended modern fitted dining kitchen, shaped landing, the three well proportioned bedrooms & a contemporary three piece bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front there is a slate chipped driveway providing ample off road parking whilst to the rear there is a patio area with lawned garden beyond with stocked beds & is not overlooked. The rear enjoys a southerly aspect & is ideal for a growing family. Perfectly placed for local amenities & the popular schools. To book your viewing call the team at HOME.

- Period semi detached
- Extended
- Bay fronted dining room
- Lounge with open fire
- Impressive dining kitchen
- Three piece bathroom suite
- Gas central heated
- Southerly facing rear garden
- Ample off road parking
- Rear garden not over looked



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Hallway 12'0 x 3'8 (3.66m x 1.12m)

Door to the front. Original oved ceiling and dado. rail. Wooden floor, radiator and stairs to the first floor.

Dining room 14'3 x 11'11 (4.34m x 3.63m)

uPVC double glazed bay window to the front, original coved ceiling and picture rail. Wooden fire surround with cast iron surround on a black granite hearth housing a living flame gas fire. Wood floor and radiator.

Lounge 12'10 x 12'7 (3.91m x 3.84m)

Two uPVC double glazed windows to the side. Feature fire surround with cast iron fireplace with hearth housing an open fire. Coved ceiling, picture rail, wooden floor and radiator.

Dining kitchen 15'8 x 14'8 (4.78m x 4.47m)

uPVC double glazed French doors leading to the rear garden. Three uPVC double glazed windows to the side. Velux windows in the vaulted ceiling within the extension. A comprehensive range of matching fitted wall and base units with a solid wood butcher block worktop over. Integrated four ring gas hob, oven <https://login2.vebraalto.com/#rooms-taband> extractor fan. Integrated dishwasher and microwave oven. Space for other appliances. Incorporating a one and a half unit sink with mixer tap and splash tiling. Wooden floor and radiator. Understairs storage cupboard.

Shaped landing

Open balustrade, picture rail and loft access.

Bedroom one 15'10 x 12'2 (4.83m x 3.71m)

Two uPVC double glazed window to the front, coved ceiling and radiator. Ornate cast iron fire surround sat on a tiled hearth.

Bedroom two 12'11 x 9'11 (3.94m x 3.02m)

uPVC double glazed window to the rear, picture rail, coved ceiling and radiator. Ornate cast iron fire surround sat on a tiled hearth.

Bedroom three 9'4 x 10'3 (2.84m x 3.12m)

uPVC double glazed window to the rear and radiator. Coved ceiling and picture rail.

Bathroom 6'3 x 6'2 (1.91m x 1.88m)

uPVC double glazed opaque window to the side. A three piece suite comprises low level WC, wash hand basin and bath with shower over. Tiling to compliment, wooden floor, ladder radiator, extractor fan, spotlights and coved ceiling.

Externally

Externally to the front there is a slate chipped driveway providing ample off road parking whilst to the rear there is a patio area with lawned garden beyond with stocked beds and is not overlooked. The rear enjoys a southerly aspect enjoying the sun throughout the day.

Tenure

We have been advised by our clients 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 Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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Ground Floor

Approx. 61.0 sq. metres (657.0 sq. feet)



First Floor

Approx. 52.2 sq. metres (561.4 sq. feet)



Total area: approx. 113.2 sq. metres (1218.4 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		
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