



85 Mount Drive Urmston Manchester M41 9PZ

Offers over £370,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this four bedroom extended semi detached family residence situated in the popular area of Urmston. Boasting a double storey rear extension & therefore far larger than many will anticipate. In brief the accommodation comprises welcoming hallway, bay fronted lounge, spacious dining kitchen, shaped landing, the four proportioned bedrooms & four piece bath room. The property is uPVC double glaze glazed & is warmed by gas central heating. Externally to the front of the property there is a lawned garden & paved driveway accessed via wrought iron gates. The driveway continues to the rear. To the rear, which benefit from not being overlooked boasts a patio area with mainly lawned garden beyond. Ideally placed for the well regarded schools, amenities & being sold with no vendor chain. To book your viewing call the team at HOME.

- No vendor chain
- Recently Re-wired
- Double storey rear extension
- Bay fronted lounge
- Spacious dining kitchen
- Four bathroom suite
- uPVC double glazed
- Gas central heating
- Four bedroom semi detached
- Driveway for ample parking



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Hallway

Door to the front and uPVC double glazed door to the front. Wall light and radiator. Stairs to the first floor.

Lounge 21'7" x 11'2" (6.58m x 3.42m)

uPVC double glazed bay window to the front and uPVC double glazed patio doors leading to the rear garden. Feature fireplace housing a living flame gas fire. Radiator.

Dining kitchen 23'4" x 9'6" (7.11m x 2.90m)

uPVC double glazed windows to the side and the rear. uPVC double glazed door to the side. A range of fitted wall and base units with a rolled edged worktop over. Integrated hob, oven and extractor fan. Integrated dishwasher. Space for other appliances. Incorporating one and half unit sink with mixer tap. Splash tiling, radiator and understairs storage cupboard.

Shaped landing

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

Bedroom one 11'6" x 10'11" (3.51m x 3.33m)

uPVC double glazed bay window to the front and radiator. A range of fitted wardrobes with ample hanging and shelving space. Fitted shelving and dresser.

Bedroom two 9'8" x 10'11" (2.97m x 3.33m)

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

Bedroom three 10'6" x 9'1" (3.22m x 2.79m)

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

Bedroom four 7'3" x 9'1" (2.22m x 2.79m)

uPVC double glazed corner window. A range of built in wardrobes with ample hanging and shelving space.

Bathroom 9'10" x 5'3" (3.00m x 1.62m)

A four piece suite comprises low level WC, wash hand basin, bath and shower cubicle. Tiling to compliment, wooden effect floor and upright contemporary radiator. Two uPVC double glazed windows to the side.

Externally

Externally to the front of the property there is a lawned garden and paved driveway accessed via wrought iron gates. The driveway continues to the rear. To the rear, which benefit from not being overlooked boasts a patio area with mainly lawned garden beyond.

Tenure

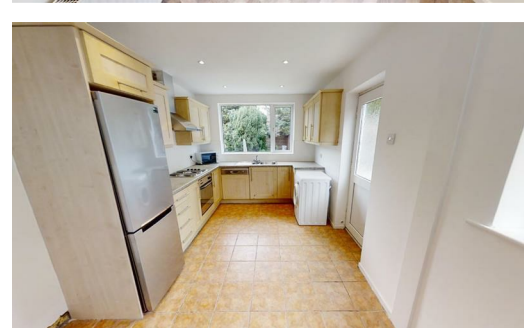
The property is freehold.

Council tax

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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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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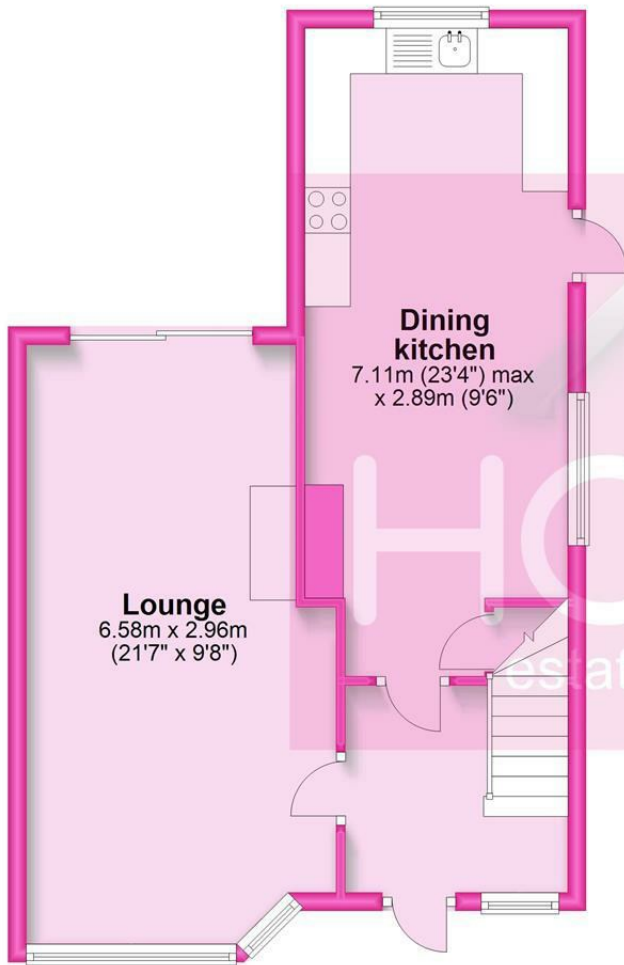
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Ground Floor

Approx. 47.2 sq. metres (508.2 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.9 sq. feet)



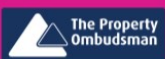
Total area: approx. 95.1 sq. metres (1024.0 sq. feet)

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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