



## 15 Beech Avenue Urmston Manchester M41 9DA

### £349,950

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this well appointed three double bedroom bay fronted mid terrace property which is being sold with no vendor chain. Benefit from off road parking to the rear & a cul de sac location making an early viewing essential to appreciate the property as a whole. In brief the accommodation comprises entrance vestibule, hallway, bay fronted lounge which is open through to the dining room, fitted dining kitchen, shaped landing, the three well proportioned double bedrooms & a three piece bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front there is a walled garden whilst to the rear there is a rare treat for a terrace property. There is a beautiful enclosed courtyard but beyond is where the difference is! A large gate gives access to a private driveway providing ample off road parking. Due to the side of the plot there is potential for the driveway to be made into more garden space or would be ideal for a cabin to work from home. Ideally placed to enjoy the ever growing amenities of the area, transport links & the popular schools. To book your viewing call the team at HOME.

- Cul de sac location
- Dining room
- Off road parking to the rear
- No vendor chain
- Three double bedrooms
- Dining kitchen
- uPVC double glazed
- Bay fronted lounge
- Three piece bathroom suite
- Gas central heated



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### Entrance vestibule

Door to front. Access through to the hallway.

### Hallway

Door to the front, original coved ceiling, dado rail, wooden effect floor and radiator. Understairs storage cupboard. Stairs leading to the first floor.

### Through lounge & dining room 25'9" x 11'7" (7.86m x 3.55m )

uPVC double glazed bay window to the front and uPVC double glazed window to the rear. Original coved ceiling and dado rail. Wooden fire surround with back and hearth housing a living flame gas fire. Wall lights and two radiators.

### Dining kitchen 9'3" x 17'5" (2.82m x 5.31m )

A range of matching fitted wall and base units with a wooden effect rolled edged worktop over. Incorporating a single unit sink with mixer tap. Integrated hob, oven and extractor fan. Space for appliances. Splash tiling, tiled floor within the kitchen area and wooden effect flooring within the dining area. uPVC double glazed windows to the side and the rear. uPVC double glazed door leading to the rear courtyard.

### Shaped landing

Fitted storage cupboard. Open balustrade, loft access and radiator.

### Bedroom one 15'7" x 11'8" (4.75m x 3.56m )

Two uPVC double glazed windows to the front and radiator. A range of built in wardrobes with ample hanging and shelving space. Fitted overbed storage cupboard, fitted drawers and dresser.

### Bedroom two 10'3" x 11'5" (3.13m x 3.50m )

uPVC double glazed window to the rear, dado rail, coved ceiling, wooden effect floor and radiator.

### Bedroom three 12'10" x 9'7" (3.91m x 2.92m )

uPVC double glazed window to the rear, picture rail and dado rail. A range of built in wardrobes with ample hanging and shelving space. Radiator.

### Bathroom 6'6" x 6'2" (2.00m x 1.90m )

A three piece suite comprises low level WC, wash hand basin and bath with shower attachment. Tiling to compliment and tiled floor. uPVC double glazed opaque window to the side and radiator.

### Externally

Externally to the front there is a walled garden whilst to the rear there is a rare treat for a terrace property. There is a beautiful enclosed courtyard but beyond is where the difference is! A large gate gives access to a private driveway providing ample off road parking. Due to the side of the plot there is potential for the driveway to be made into more garden space or would be ideal for a cabin to work from home.

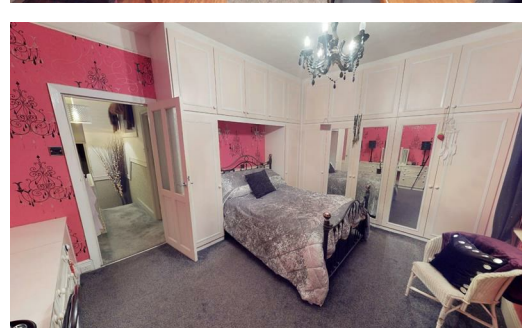
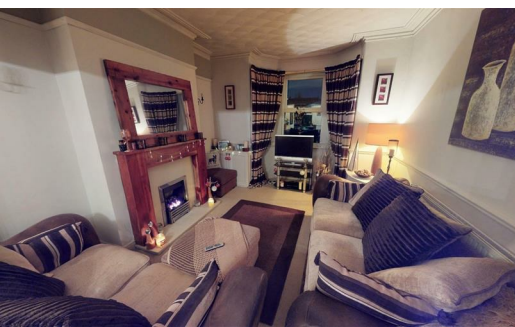
### Tenure

### Council tax

The property is council tax band B.

### 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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Total area: approx. 100.6 sq. metres (1083.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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