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27 Richmond Avenue Urmston Manchester M41 0XX

Offers over £219,999

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to bring to the market this two bedroom semi detached property located within walking distance of Urmston town centre. Boasting spacious living accommodation to both floors this property would be an ideal first buy or buy to let investment. The accommodation comprises of entrance hallway, lounge, dining area and kitchen. To the first floor there are the two bedrooms and a three piece bathroom. There is also the added benefit of a converted attic room which can be used for a variety of uses. The property is double glazed and warmed by gas central heating. Externally to the front of the property there is an ornate gravelled garden with the pathway leading to the front door. There is a gravelled driveway providing ample off road parking which continues to the rear. To the rear there is a patio with lawned garden and a garden shed. Being sold with no vendor chain making an early completion date possible if desired. To book your viewing call the team at HOME.

- No vendor chain
- Useful converted loft space
- Off road parking
- Close to the town centre
- Two bedroom semi detached
- Dining area
- Gardens front and rear
- Lounge
- Three piece bathroom
- Viewing advised

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Hallway

Door to the front and uPVC double glazed windows to the side and open through to the dining area. Stairs to the first floor.

Lounge 11'3" x 11'4" (3.43m x 3.47m)

uPVC double glazed window to the front. Wood floor and radiator.

Dining area 9'6" x 7'6" (2.92m x 2.29m)

uPVC double glazed window to the side and double glazed French doors leading to the rear garden. Door to the side. Two radiators. Open through to the kitchen.

Kitchen 9'11" x 7'8" (3.03m x 2.35m)

uPVC double glazed window to the rear. A range of fitted wall and base units with a rolled edged worktop over. Incorporating a one and a half unit sink with mixer tap. Integrated five ring gas hob, double oven and extractor fan. Space for other appliances.

Shaped landing

Open balustrade and uPVC double glazed window to the side.

Bedroom one 17'1" x 11'2" (5.23m x 3.41m)

uPVC double glazed window to the front and radiator.

Bedroom two 8'2" x 9'7" (2.49m x 2.93m)

uPVC double glazed window to the rear and radiator. Fitted bed, shelving and storage cupboards.

Bathroom 7'4" x 5'10" (2.26m x 1.80m)

A three piece suite comprises low level WC, vanity wash hand basin and bath with shower over. Tiling to compliment, ladder radiator and uPVC double glazed opaque window to the rear.

Converted loft space

Velux window and radiator. Fitted bed.

Externally

To the front of the property there is an ornate gravelled garden with the pathway leading to the front door. There is a gravelled driveway providing ample off road parking which continues to the rear. To the rear there is a patio with lawned garden and a garden shed.

Tenure

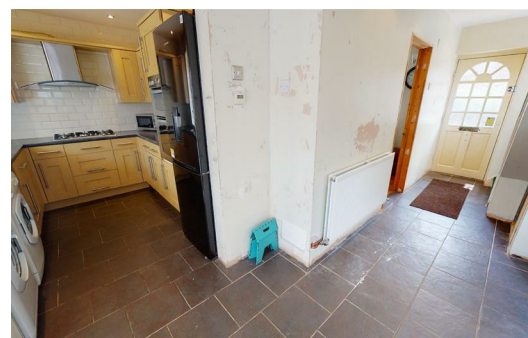
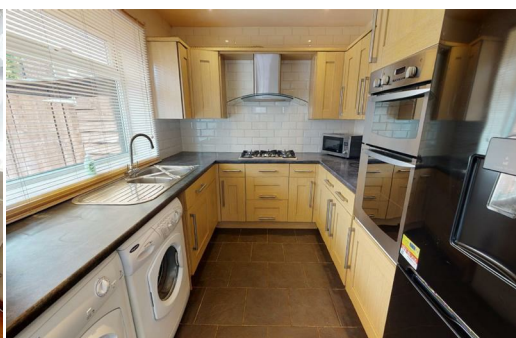
The property is freehold.

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



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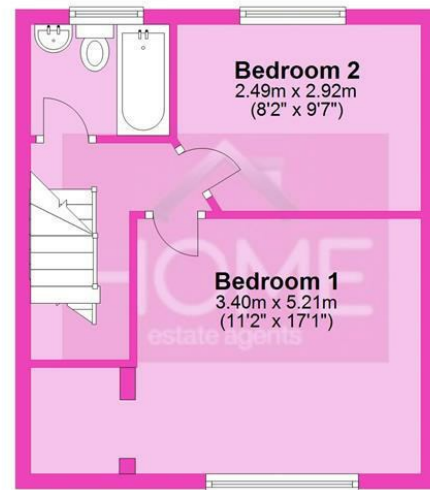
Ground Floor

Approx. 31.7 sq. metres (341.4 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.8 sq. feet)



Second Floor

Approx. 16.7 sq. metres (179.4 sq. feet)



Total area: approx. 79.6 sq. metres (856.6 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		
England & Wales	EU Directive 2002/91/EC	

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