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386 Moorside Road Urmston Manchester M41 8TL
£249,950

PERIOD COTTAGE DATING BACK TO PRE 1780 WITH 150ft REAR GARDEN !! HOME ESTATE AGENTS are proud to bring to the market this truly unique two double bedroom end terrace period cottage which simply must be viewed to appreciate its character. In brief the accommodation comprises of, 25ft lounge, kitchen/diner utility/downstairs WC, shaped landing, two double bedrooms and bathroom. The property is warmed by gas central heating & is UPVC double glazed. Externally to the front there is a paved driveway whilst to the rear is a 150ft long garden which simply must be viewed !! Ideally situated for the local amenities & transport links. To book your viewing call HOME on 01617471177.

- SIMPLY UNIQUE PRE 1780 COTTAGE
- 150ft REAR GARDEN
- 25ft Lounge
- Modern fitted kitchen
- Downstairs w/c
- Two double bedrooms
- Bathroom
- Off road parking
- Good local amenities



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Lounge 23'05 x 15'07 (7.14m x 4.75m)

UPVC double glazed door and windows to the front and side elevation, open plan stair case, wood ceiling beams, tv point, double doors leading to kitchen and two panel radiators.

Kitchen 15'07 x 12'06 (4.75m x 3.81m)

UPVC double glazed window to the rear elevation, velux window, good selection of wall and base units fitted with roll edge work surfaces incorporating a twin bowl stainless steel corner sink with mixer tap, double oven, gas hob, stainless steel chimney extractor hood, integrated dishwasher, tiled splashbacks Worcester combination boiler and double panel radiator.

Utility area

UPVC double glazed door and window to the side elevation, tiled floor and storage cupboard.

Downstairs w/c

Wood window to the rear elevation, tiled floor, low level w/c and wall mounted sink

Shaped landing

Loft access and single panel radiator.

Bedroom One 14'05 x 12'07 (4.39m x 3.84m)

UPVC double glazed window to the rear elevation, fitted wardrobes with dresser and window seat, wood ceiling beam and double panel radiator.

Bedroom Two 12'03 x 10'10 (3.73m x 3.30m)

UPVC double glazed window to the front elevation and single panel radiator.

Bathroom

UPVC double glazed window to the rear elevation, Three

piece fitted bathroom suite comprising of, bath fitted with thermostatic mixer shower and folding glass shower screen, low level w/c, sink with pedestal, tiled to compliment, laminate floor and double panel radiator.

Externally

To the front of the property is a paved driveway and to the rear a 150ft garden with 2 sheds both with power, seated barbecue area, pond, greenhouse and several patio areas.

Important Information

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

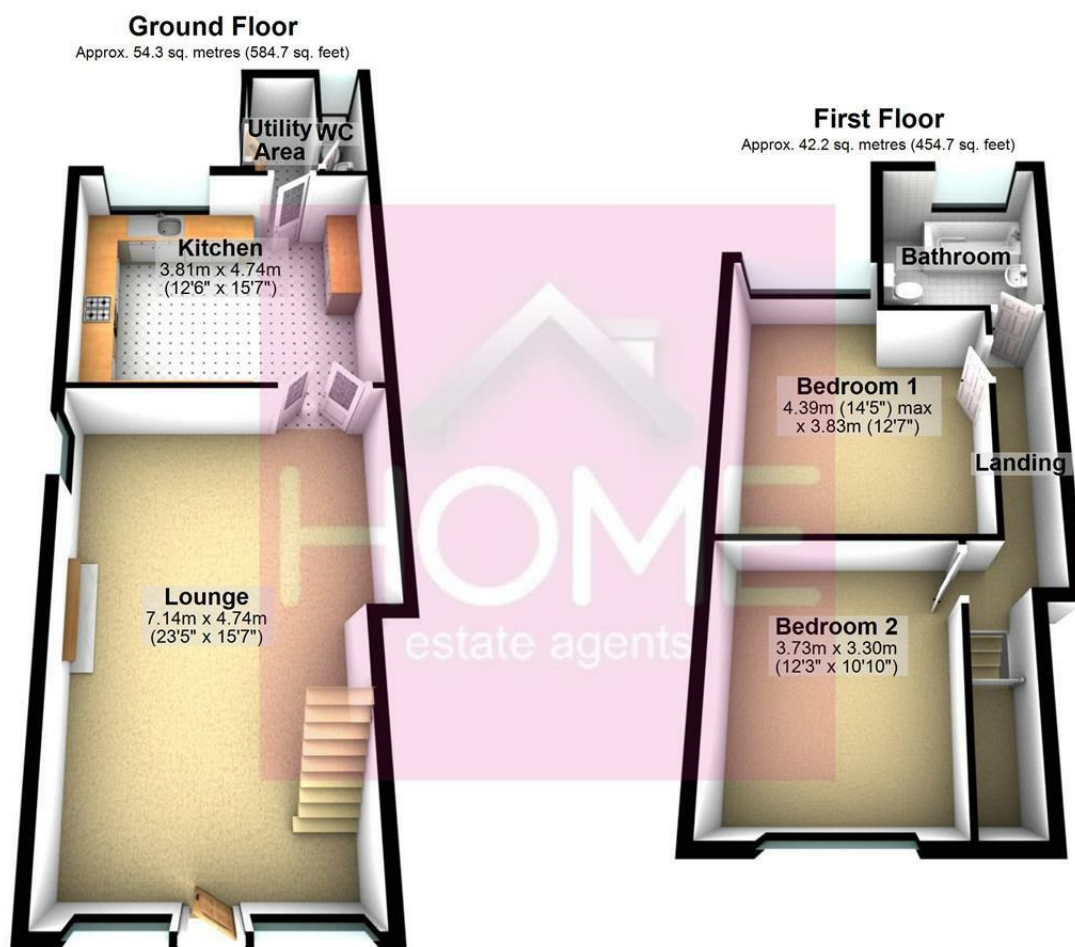


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Total area: approx. 96.6 sq. metres (1039.4 sq. feet)

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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