



28 Balmain Road Urmston Manchester M41 5TF

Offers over £750,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this substantial four bedroom extended detached family residence situated on a impressive corner position. The plot is simply stunning & must be viewed to be fully appreciated. Being sold with no vendor chain. In brief the ground floor accommodation entrance porch, welcoming hallway, bay fronted sitting room, extended lounge, dining room/games office, fitted dining kitchen, utility room & downstairs WC. To the first floor there are four well proportioned bedrooms & the family bathroom. The largest of the bedrooms benefits from an ensuite shower room & a dressing room! The property is warmed by gas central heating & is uPVC double glazed. Externally to the front there is a paved driveway providing ample off road parking along with a mainly lawned garden that is fenced for privacy. To the side there is an impressive, mainly lawned garden which leads to the rear where the lawn continues along with a granite paved patio, pathway & a further raised patio. Accessed from Bowers Avenue there are double gates leading to a paved driveway which leads to a large detached garage. Ideally placed for Trafford General Hospital, amenities & the well regarded schools. To book your viewing call the team at HOME.

- Impressive plot
- Sold with no chain
- Four bedroom detached
- Tastefully extended
- bay fronted sitting room
- Dining room
- Extended lounge
- Dining kitchen
- Utility & downstairs WC
- Ensuite & dressing room



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Entrance porch

uPVC double glazed door to the front and uPVC double glazed on three sides. Door through to the hallway.

Hallway 14'1 x 7'0 (4.29m x 2.13m)

Original leaded door to the front with leaded glazed surround. Karndean flooring, umderstairs storage cupboard, picture rail and radiator.

Sitting room 12'2 x 14'5 (3.71m x 4.39m)

uPVC double glazed bay window to the front. Two uPVC double glazed windows to the side. Picture rail and radiator.

Dining room/games room 18'0 x 12'2 (5.49m x 3.71m)

uPVC double glazed bay window to the front and radiator. Currently used as a games room.

Extended lounge 12'2 x 22'11 (3.71m x 6.99m)

Four uPVC double glazed windows to the side. uPVC double glazed French doors leading to the rear garden. Cast iron multi fuel burning stove sat on a black granite hearth. Bi-folding doors leading to the dining kitchen. Radiator.

Dining kitchen 20'0 x 19'7 (6.10m x 5.97m)

uPVC double glazed window to the rear and uPVC double glazed French doors leading to the rear garden. A comprehensive range of matching fitted wall and base units with a rolled edged worktop over. Display cabinets and breakfast bar. Incorporating a Belfast style one and a half unit sink with mixer tap. Integrated dishwasher and space for other appliances. Splash tiling, Karndean flooring and radiator.

Utility room 5'5 x 5'10 (1.65m x 1.78m)

Fitted wall units with worktop below. Space for appliances. Tiled floor.

Downstairs WC 5'5 x 3'0 (1.65m x 0.91m)

A two piece suite comprises low level WC and wash hand basin. Tiled floor, radiator and uPVC double glazed opaque window to the side.

Galleried style landing

Open balustrade and picture rail. Loft access.

Bedroom one 12'3 x 12'2 (3.73m x 3.71m)

uPVC double glazed window to the front and radiator.

Ensuite 6'0 x 6'2 (1.83m x 1.88m)

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

Dressing room 6'0 x 5'7 (1.83m x 1.70m)

Wooden effect floor. Space for shelving and rails.

Bedroom two 14'4 x 10'11 (4.37m x 3.33m)

uPVC double glazed bay window to the front, picture rail and radiator. A range of built in wardrobes with ample hanging and shelving space.

Bedroom three 10'11 x 12'5 (3.33m x 3.78m)

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

Bedroom four 8'0 x 8'11 (2.44m x 2.72m)

uPVC double glazed window to the front, picture rail and radiator.

Bathroom 6'3 x 7'11 (1.91m x 2.41m)

uPVC double glazed opaque window to the rear, tiled floor and tiling to compliment. A low level WC, wash hand basin and corner bath with electric shower over.

Detached garage

Up and over door to the front. Power and lighting

Externally

Externally to the front there is a paved driveway providing ample off road parking along with a mainly lawned garden that is fenced for privacy. To the side there is an impressive, mainly lawned garden which leads to the rear where the lawn continues along with a granite paved patio , pathway and a further raised patio. Accessed from Bowers Avenue there are double gates leading to a paved driveway which leads to a large detached garage.

Tenure

We have been advised by our clients that the property is Freehold.

Council tax

The property is council tax band E.

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.

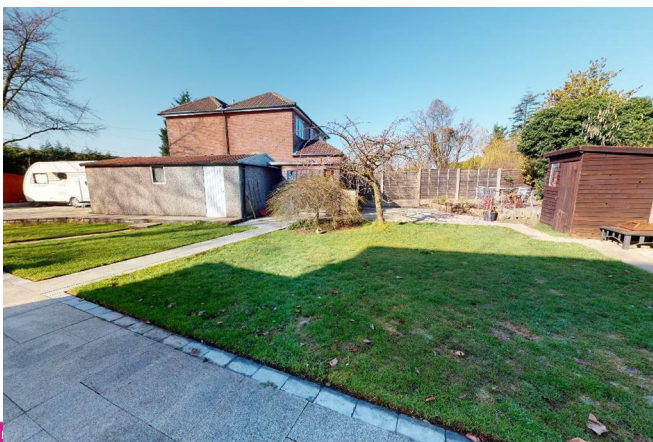


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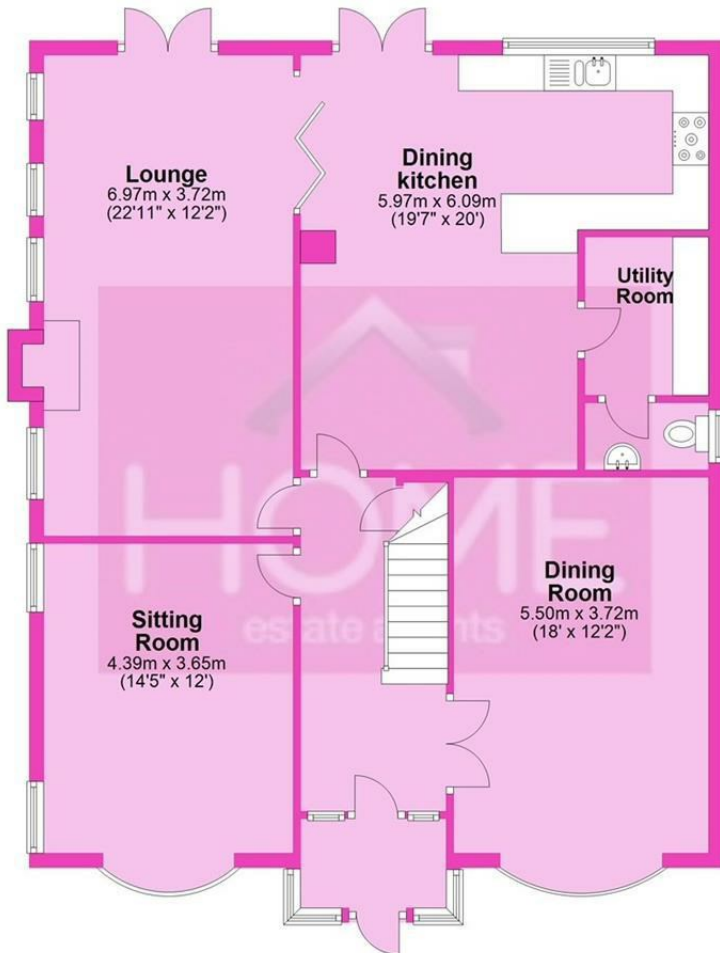
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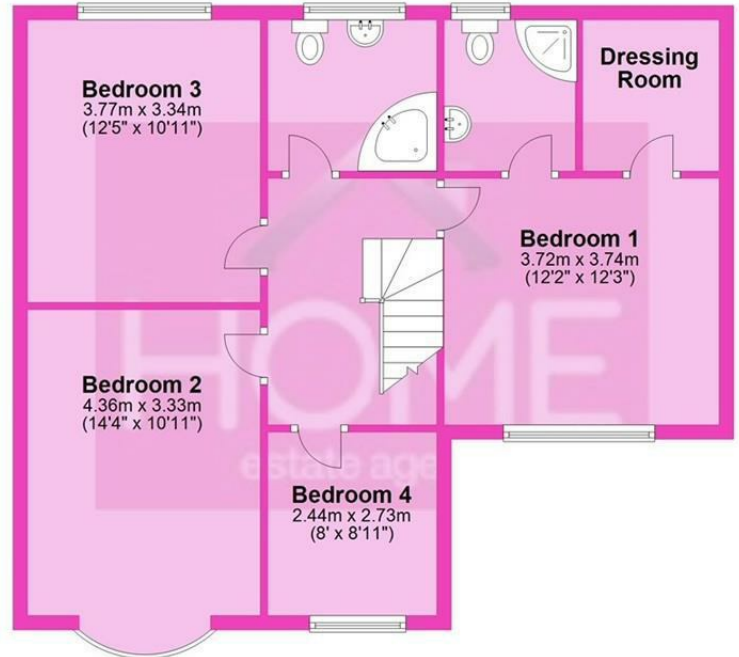
Ground Floor

Approx. 105.5 sq. metres (1135.2 sq. feet)



First Floor

Approx. 70.6 sq. metres (760.2 sq. feet)



Total area: approx. 176.1 sq. metres (1895.4 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 (CO₂) 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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Not environmentally friendly - higher CO ₂ emissions		
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