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21 Victoria Road Urmston Manchester M41 5BZ

Offers over £295,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are privileged to offer for sale this beautifully appointed three bedroom semi detached property situated in the heart of Urmston town centre. If you are looking for a convenient location and a high standard of finish be sure to book your viewing early. In brief the property comprises hallway, lounge, spacious dining kitchen, shaped landing, the three well proportioned bedrooms and a three piece bathroom suite. The property is warmed by gas central heating and is fully UPVC double glazed. Externally to the front there is a block paved driveway providing ample off road parking whilst to the rear there is a paved patio area with large mainly lawned garden beyond which is fenced for privacy. To the rear there is a wood chipped children's play area and a summer house. Ideally placed for the ever growing amenities of the area, transport links and the well regarded schools. To book your viewing quality time at HOME.

- Tow centre location
- Three bedroom semi detached
- Lounge
- Modern dining kitchen
- Three piece bathroom
- uPVC double glazed
- Gas central heated
- Large garden to the rear
- Driveway to the front
- 'Move in' condition



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Hallway

UPVC double glazed door to front and UPVC double glazed window to front. Original coved ceiling, picture rail, wooden effect floor and radiator. Understore storage unit. Stairs to the first floor.

Lounge 12'8" x 10'11" (3.87m x 3.33m)

UPVC double glazed window to front, original coved ceiling, picture rail, wooden effect flooring, radiator and double doors giving access to the dining kitchen.

Dining kitchen 16'9" x 12'11" (5.12m x 3.96m)

UPVC double glazed French doors leading to the rear garden. UPVC double glazed window to rear. A comprehensive range of matching fitted wall and base units with worktop over. Integrated five ring gas hob, oven and extractor fan with glass splash back. Integrated microwave. Space for other appliances. Incorporating a one and a half unit sink with mixer tap. Contemporary upright radiator, picture rail, spotlights, wooden effect floor and double doors giving access to the lounge.

Shaped landing

Open balustrade and loft access.

Bedroom one 13'11" x 10'11" (4.25m x 3.34m)

UPVC double glazed window to front, picture rail and radiator. A comprehensive range of modern fitted wardrobes with ample hanging and shelving space. Fitted drawers and storage cupboards.

Bedroom two 8'7" x 9'8" (2.63m x 2.96m)

UPVC double glazed window to rear, picture rail and radiator.

Bedroom three 9'8" x 7'10" (2.96m x 2.40m)

UPVC double glazed window to rear, picture rail and radiator. Fitted storage cupboard housing the gas central heating boiler.

Bathroom 6'0", x 6'11" (1.85, x 2.13m)

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

Tenure

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

Council tax

We have been advised by our clients that the property is council tax band C.

Externally

Externally to the front there is a block paved driveway providing ample off-road parking and a pathway at the side giving access to the rear. To the rear which enjoys a sunny aspect, there is a paved patio area with mainly lawned garden beyond with wooden chipped children's play area and summerhouse. The rear garden is fenced for privacy.

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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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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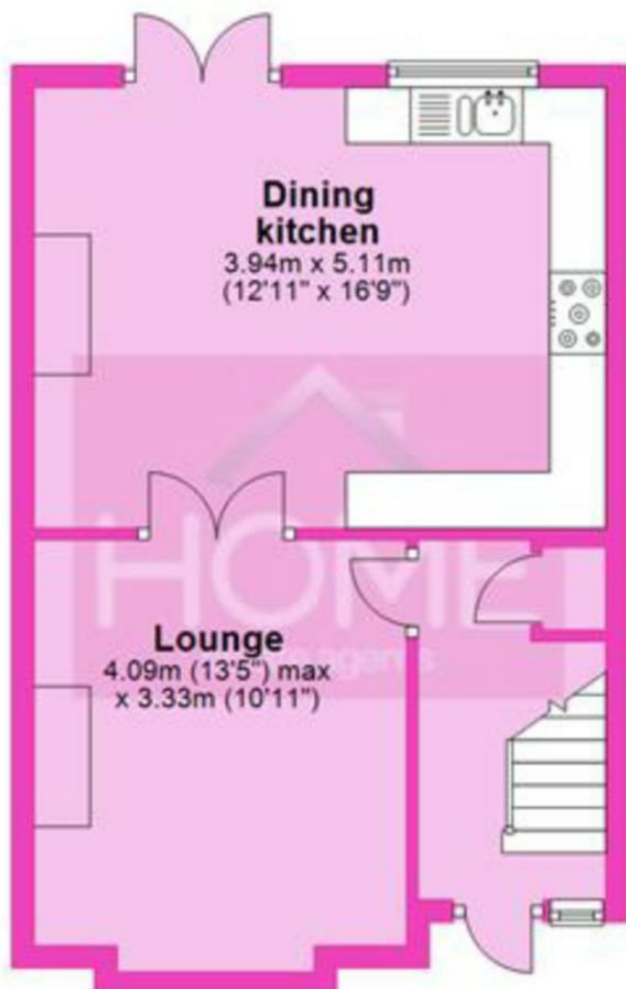
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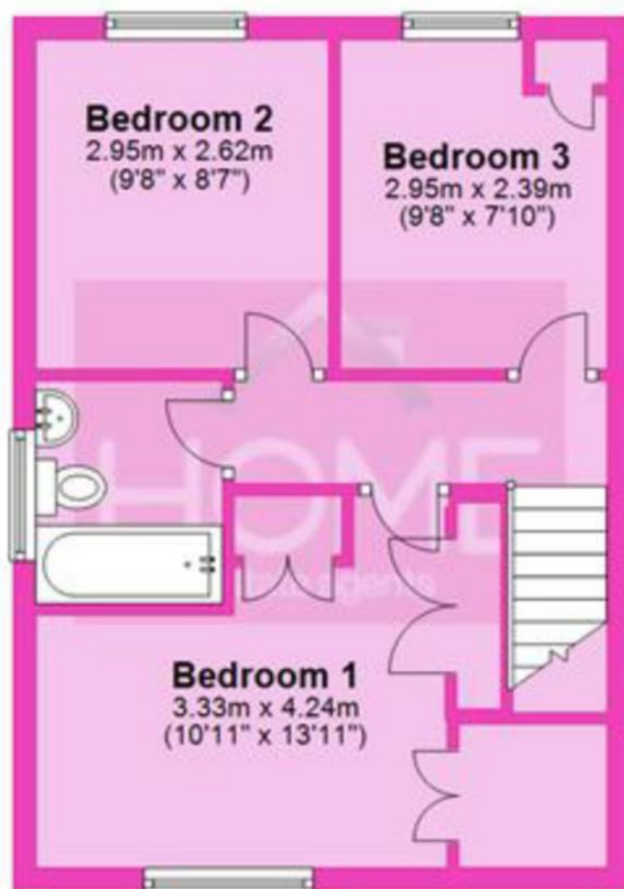
Ground Floor

Approx. 39.4 sq. metres (424.0 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.0 sq. feet)



Total area: approx. 77.7 sq. metres (835.9 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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