



36 Urmston Lane Stretford Manchester M32 9BP

Offers over £299,999

SUPERBLY PRESENTED! HOME ESTATE AGENTS are proud to offer for sale this beautifully presented & thoughtfully extended two double bedroom mid terrace property. Built in 1836, this property boasts all today's modern features whilst retaining the charm of a period residence. In brief the accommodation comprises welcoming hallway, lounge, extended dining kitchen, shaped landing, the two double bedrooms & a three piece bathroom suite. Externally to the front of the property there is a pleasant walled garden whilst to the rear there is a generous paved patio area with shaped lawned garden, pathway & mature beds. Ideally placed for local amenities, transport links & the well regarded schools. To book your viewing call the team at HOME.

- Extended dining kitchen
- Lounge
- Gas central heated
- Ideal for amenities
- Two double bedrooms
- Three piece bathroom
- Generous garden to the rear
- Built 1836
- UPVC double glazed
- Superbly presented

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Hallway

Composite door to the front with glazed top light. LVT 'Karndean' wood effect floor and period style radiator.

Lounge 11'7" x 10'6" (3.54m x 3.21m)

uPVC double glazed sash windows to the front, built in storage units, LVT 'Karndean' wooden effect flooring and radiator.

Extended dining kitchen 14'5" x 22'8" (4.41m x 6.91m)

A comprehensive range of fitted wall and base units with a wooden butcher block worktop over. Incorporating a Belfast style sink with mixer tap. Integrated two oven, hob and extractor fan. Integrated full height fridge and separate freezer. Integrated dishwasher, washing machine and dryer. Velux window set within the vaulted ceiling. uPVC double double glazed window to the rear and uPVC double glazed French doors leading to the rear garden. LVT 'Karndean' wooden effect flooring and radiator.

Shaped landing

Closed balustrade. Two built in storage cupboard providing ample storage space.

Bedroom one 11'9" x 14'5" (3.60m x 4.41m)

uPVC double glazed sash window to the front and radiator.

Bedroom two 12'3" x 9'9" (3.74m x 2.99m)

uPVC double glazed window to the rear and radiator. A modern range of built in wardrobes with ample hanging and shelving space.

Bathroom 8'10" x 5'11" (2.70m x 1.82m)

A modern three piece suite comprises low level WC, wash hand basin and P-shaped bath with shower room. Tiling to compliment, tiled floor, extractor fan and radiator.

Externally

To the front of the property there is a stone paved ornate garden along with a pathway leading to the entrance. The rear garden is real treat and must be viewed! There is a generous stone paved area with shaped lawned garden along with mature beds.

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.

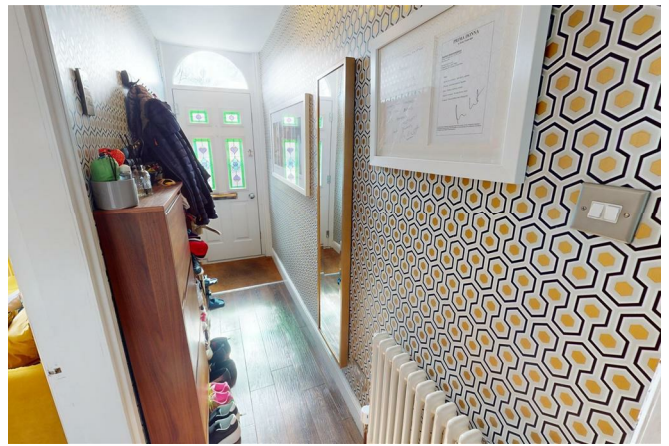


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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers: Monston - 9262084, Urmston - 04331861, Stretford - 08259553



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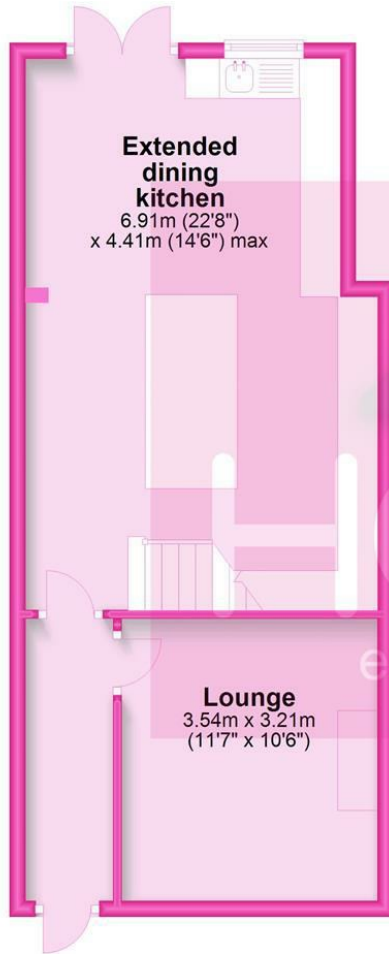
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Ground Floor

Approx. 45.1 sq. metres (485.6 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.3 sq. feet)



Total area: approx. 83.3 sq. metres (896.9 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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