

Urmston Office

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90 Moss Vale Road Urmston Manchester M41 0QH

Offers over £210,000

IN NEED OF RENOVATION! HOME ESTATE AGENTS are pleased to offer for sale this three bedroom bay fronted semi detached property which is being sold with no vendor chain. The property is in need of renovation throughout hence the realistic asking price. In brief the accommodation comprises hallway, bay fronted lounge, dining room, breakfast kitchen, shaped landing, the three well proportioned bedrooms & a four piece bathroom suite. The property is uPVC double glazed throughout & is gas central heated. Externally there are gardens to three sides which boast the potential for extensions subject to the required planning consent. There is a driveway to the front & a second one to the rear that leads to the detached garage. Ideally placed for access into both Urmston & Stretford. To book your viewing call the team at HOME.

- In need of renovation
- No chain
- Three bedroom semi detached
- Corner plot
- Bay fronted lounge
- Dining room
- Breakfast kitchen
- Four piece bathroom suite
- Gardens to three sides
- Driveway & garage

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Hallway 11'11 x 6'5 (3.63m x 1.96m)

UPVC double glazed door to front with UPVC double glazed opaque surround. Picture rail, radiator and wooden effect flooring. Under stairs storage cupboard housing the gas central heating boiler.

Lounge 12'6 x 11'9 (3.81m x 3.58m)

UPVC double glazed bay window to front, picture rail and two radiators. Open through to the dining room.

Dining room 11'9 x 11'10 (3.58m x 3.61m)

UPVC double glazed window to rear, picture rail, radiator and open through to the lounge.

Kitchen 14'11 x 6'5 (4.55m x 1.96m)

UPVC double glazed door to the side. Two UPVC double glazed windows. A range of fitted wall and base units with rolled edge worktop over. Integrated gas hob, oven and extractor fan. Incorporating a single unit sink with mixer tap and splash tiling. Breakfast bar, display shelving and radiator

Shaped landing

Open balustrade, picture rail, loft access and UPVC double glazed window to side.

Bedroom one 13'7 x 10'8 (4.14m x 3.25m)

UPVC double glazed bay window to front, picture rail and radiator.

Bedroom two 11'4 x 10'8 (3.45m x 3.25m)

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

Bedroom three 7'9 x 7'2 (2.36m x 2.18m)

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

Bathroom 8'4 x 7'7 (2.54m x 2.31m)

UPVC double glazed window to rear, radiator and spotlights. A four piece suite comprises low level WC, wash hand basin, bath and separate shower cubicle. Tiling to compliment.

Garage

A detached garage with up and over door to the front.

Externally

Externally to the front there is a driveway providing ample off-road parking along with the lawn garden and pathway leading to the side. To the side there is a paved pathway and a further lawn garden and access to the rear. To the rear there is a garden area with patio and a detached garage. To the rear, accessed from Winchester Road there is a further driveway accessed via double gates leading to the detached garage

Tenure

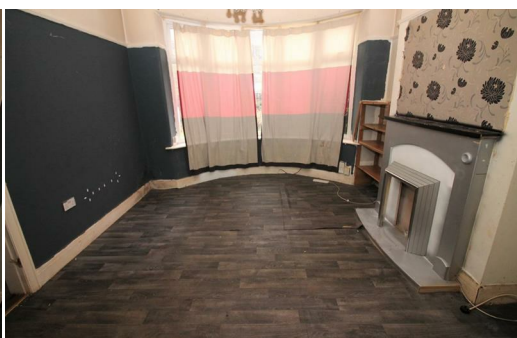
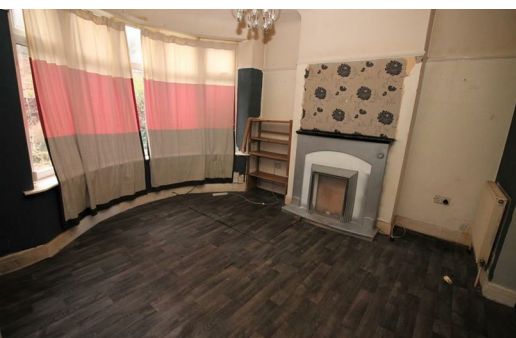
We have been advised by our clients that the property is freehold.

Council tax

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

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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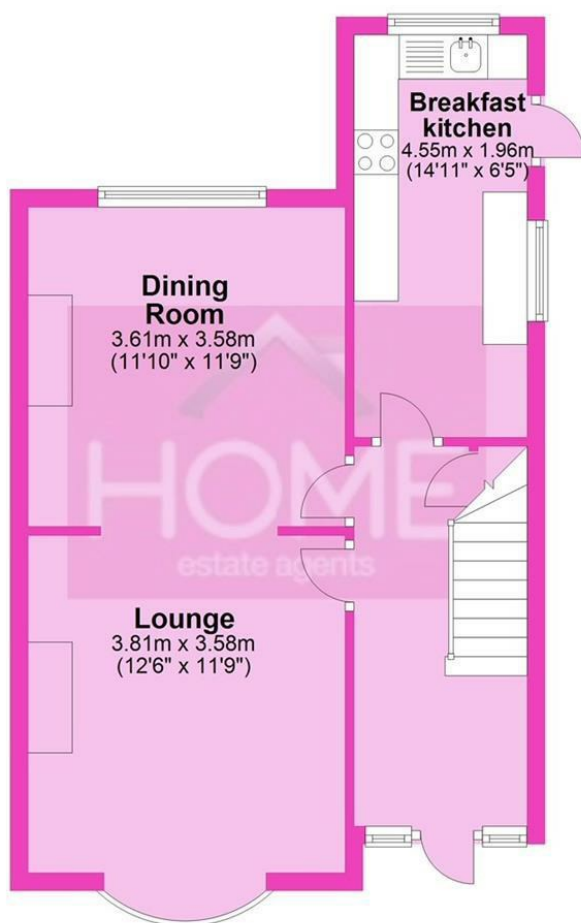
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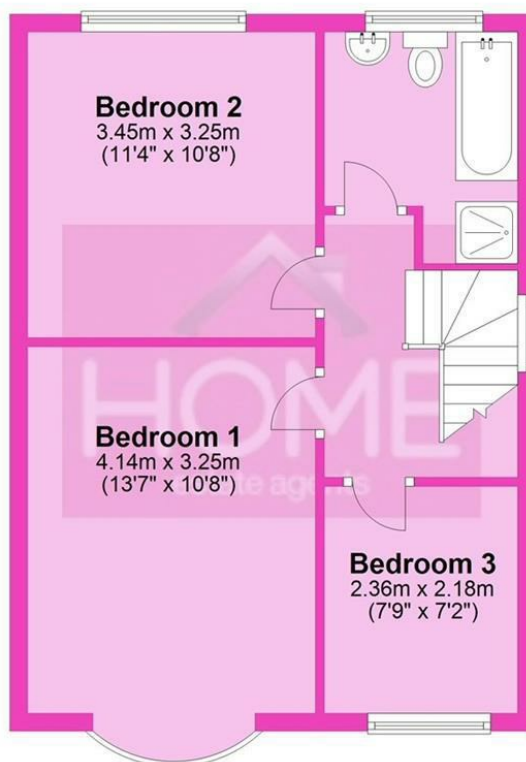
Ground Floor

Approx. 44.1 sq. metres (474.3 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.5 sq. feet)



Total area: approx. 86.5 sq. metres (930.8 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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