

Urmston Office

0161 747 1177
1 Crofts Bank Road, Urmston
M41 0TZ

 @homeinurmston

Stretford Office

0161 871 3939
145 Barton Road, Stretford
M32 8DN

 @homeinstretford

Monton Office

0161 789 8383
222 Monton Road, Monton
M30 9LJ

 @homeinmonton



39 Malvern Avenue Urmston Manchester M41 5PL
£330,000

GENEROUS CORNER PLOT! HOME ESTATE AGENTS are pleased to offer for sale this well appointed three bedroom extended semi detached family residence. Larger than many will expect & must be viewed to be fully appreciated. In brief the accommodation comprises welcoming hallway, sitting room, spacious lounge diner, modern kitchen, shaped landing, the three well proportioned bedrooms, two piece bathroom suite & separate WC. The property is warmed by gas central heating & is fully uPVC double glazed. Externally there is an impressive block paved driveway providing ample off road parking. To three sides there are mainly lawned garden along with a second driveway located to the rear which leads to a detached garage. Due to the nature of the plot there is genuine potential for further extensions subject to obtaining the required planning consent. Ideally placed for Trafford General Hospital, amenities & the well regarded schools. To book your viewing call the team at HOME.

- Generous corner plot
- Lounge diner
- Separate WC
- Gardens to three sides
- Three bedroom extended semi detached
- Modern fitted kitchen
- Two driveways
- Sitting room
- Two piece bathroom
- Detached garage



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Hallway

Door to the front, wooden effect floor and radiator. uPVC double glazed bay window to the side. Stairs leading to the first floor.

Sitting room 14'1" x 10'0" (4.30m x 3.06m)

uPVC double glazed bay window to the front, coved ceiling, wooden effect floor and radiator.

Lounge diner 14'3" x 11'11" (4.35m x 3.64m)

uPVC double glazed French doors leading to the rear garden. Coved ceiling, wooden effect floor and radiator.

Kitchen 14'1" x 7'2" (4.30m x 2.20m)

uPVC double glazed windows to the side and the rear. uPVC double glazed door leading to the side. A range of fitted wall and base units with a rolled edged worktop over. Incorporating a one and a half unit sink with mixer tap. Space for appliances. Understairs storage housing the gas central heating boiler.

Shaped landing

uPVC double glazed window to the side and open balustrade. LOft access.

Bedroom one 12'5" x 11'1" (3.80m x 3.40m)

uPVC double glazed window to the front and radiator.

Bedroom two 11'9" x 11'1" (3.60m x 3.40)

uPVC double glazed window to the rear, wooden effect floor and radiator.

Bedroom three 10'9" x 5'2" (3.30m x 1.60m)

uPVC double glazed window to the front and radiator.

Family bathroom 6'3" x 5'3" (1.93m x 1.62m)

A three piece bathroom suite comprises low level WC, wash hand basin and bath with shower over. uPVC double glazed window to the side and radiator.

Additional WC

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

Externally

Externally there is an impressive block paved driveway providing ample off road parking. To three sides there are mainly lawned garden along with a second driveway located to the rear which leads to a detached garage. Due to the nature of the plot there is genuine potential for further extensions subject to obtaining the required planning consent.

Detached garage

A detached garage with up and over door.

Council tax

The property is council tax band C.

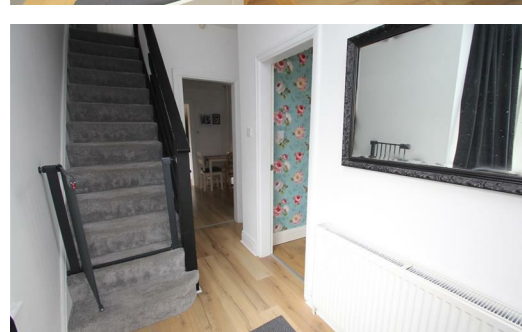
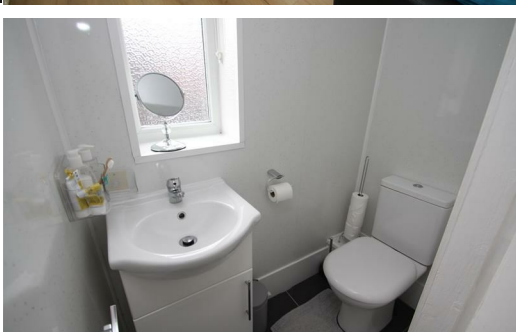
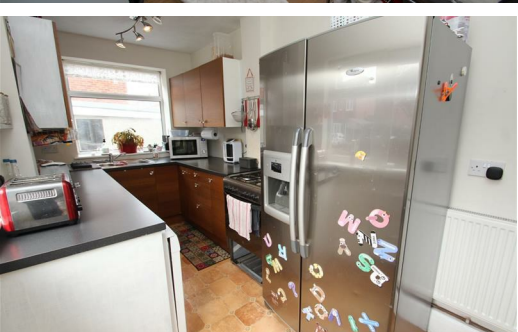
Tenure

The property is Freehold.

Property disclaimer

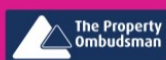
PLEASE NOTE: Home Estate Agents have

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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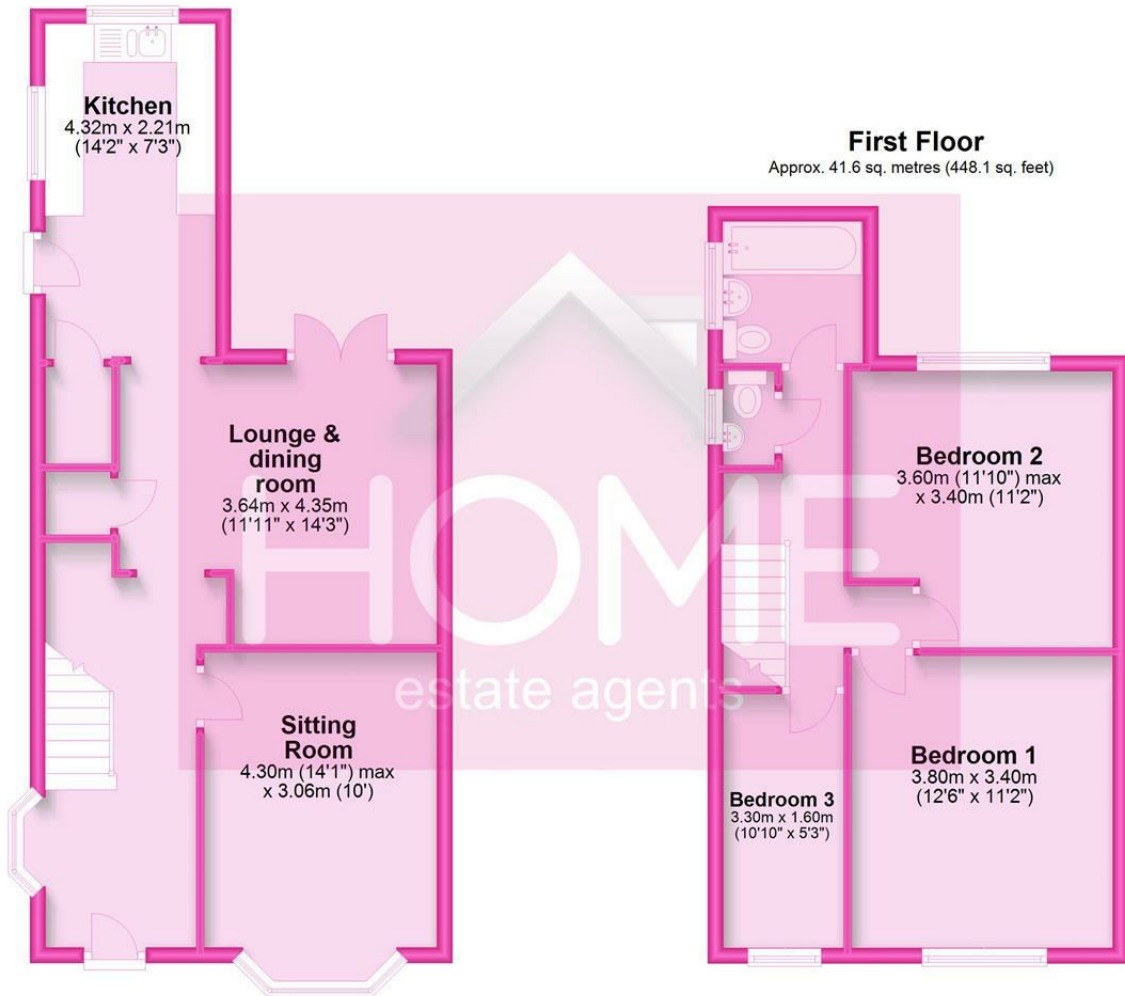
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Ground Floor

Approx. 50.8 sq. metres (546.6 sq. feet)



Total area: approx. 92.4 sq. metres (994.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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			
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