



6 Weston Avenue Urmston Manchester M41 9DG

Offers over £324,950

GREAT LOCATION! HOME ESTATE AGENTS are delighted to bring to the market this extended very well presented three bedroom semi-detached property located on the quiet cul-de-sac Weston Avenue in Urmston. This property is literally in drop your bags move in condition and boasts spacious living accommodation throughout with several reception rooms fantastic kitchen/dining room and spacious bedrooms. The space inside of the property is mirrored on the outside with a great sized rear garden and large garage. The location of the property is close to all local amenities and within the catchment area for several popular schools. The accommodation comprises of hallway, reception/playroom, lounge and modern fitted kitchen/diner. To the upstairs are three generous sized bedrooms and a modern fitted shower room. The property is double glazed and warmed by gas central heating. To the outside front is a block paved garden and driveway offering ample off road parking. Whilst to the rear is a generous sized garden with covered raised decked patio, Indian stone patio and artificial lawned garden. In addition to the gardens is a generous sized garage which could be used for a variety of uses. To book your viewing call HOME.

- Cul-de-sac
- Very well presented
- Modern decor
- Generous rear garden
- Extended
- Ample off road parking
- Reception/playroom
- Several reception rooms
- 34ft Garage
- Three good sized bedrooms

LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

HALLWAY

PLAY ROOM 11'10 x 7'82 (3.61m x 2.13m)

Wood effect flooring. Central heating radiator.

LIVING ROOM 18'62 x 10'74 (5.49m x 3.05m)

UPVC double glazed window to front. Wood effect flooring. Television point. Central heating radiator.

KITCHEN/DINING ROOM 17'72 x 9'66 (5.18m x 2.74m)

UPVC double glazed window to rear. Three Velux roof windows. a range of modern fitted wall and base units. Square edge worktops. Fitted double electric oven. Four ring induction hob. Overhead extractor fan. Wood effect flooring. Television point. UPVC double glazed French doors to rear. Central heating radiator.

LANDING

Shaped. Open balustrade.

BEDROOM ONE 10'85 x 9'66 (3.05m x 2.74m)

UPVC double glazed window to front. Central heating radiator.

BEDROOM TWO 10'84 x 9'48 (3.05m x 2.74m)

UPVC double glazed window to rear. A range of built in wardrobes. Central heating radiator.

BEDROOM THREE 7'94 x 8'21 (2.13m x 2.44m)

UPVC double glazed window to rear. Central heating radiator.

SHOWER ROOM 8'60 x 5'60 (2.44m x 1.52m)

UPVC double glazed opaque window to front. Low level WC. Vanity wash hand basin. Separate shower cubicle. Splash wall tiling. Wood effect flooring. Ladder style radiator.

OUTSIDE

To the outside front is a block paved garden and driveway offering ample off road parking. Whilst to the rear is a generous sized garden with covered raised decked patio, Indian stone patio and artificial lawned garden. In addition to the gardens is a generous sized garage which could be used for a variety of uses. To book your viewing call HOME.

TENURE

The vendor has advised us that the property is Freehold

ADDITIONAL INFORMATION

34ft Garage

Recently fitted central heating boiler

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.

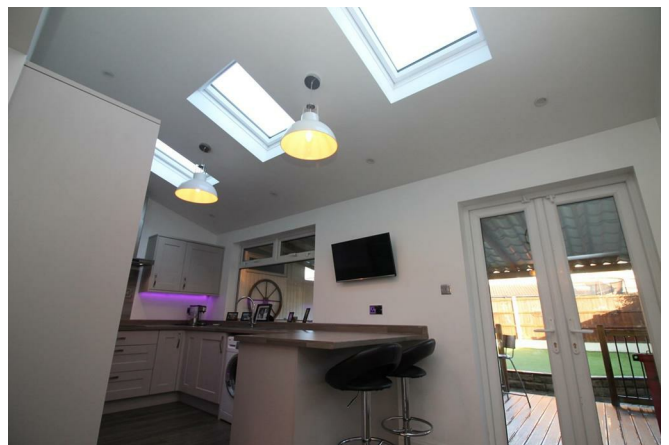


LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



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



LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com



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



| 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 | |

LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com



Registered Address: 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers: Mon-ton - 9262084, Urm-ston - 04331861, Stret-ford - 08259553