

**Urmston Office**

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**36 Chadwick Road Urmston Manchester M41 9RH**  
**£319,999**

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this well presented three bedroom semi detached property situated on a popular Urmston cul de sac. In brief the accommodation comprises entrance porch, spacious lounge, dining room, fitted kitchen, conservatory, shaped landing, the three well proportioned bedrooms & a four piece bathroom suite. The property is warmed by gas central heating & fully uPVC double glazed. Externally to the front there is a generous driveway providing ample off road parking leading to the detached brick built garage. To the front there is a pleasant garden whilst to the the southerly facing rear there is a patio area with mainly lawned garden beyond. Perfectly placed for access into both Urmston & Stretford to enjoy the ever growing amenities, To book your viewing call the team at HOME.

- Popular location
- Spacious lounge
- Conservatory
- Cul de sac position
- Garden with sunny aspect
- Dining room
- Four piece bathroom suite
- Three bedroom semi detached
- Fitted kitchen
- Ample driveway & garage



**Entrance porch 4'6 x 4'0 (1.37m x 1.22m)**

uPVC double glazed door to the front and uPVC double glazed window to the side. Entrance through to the lounge.

**Lounge 14'10 x 13'10 (4.52m x 4.22m)**

uPVC double glazed wooden effect floor, contemporary radiator and understairs storage. Feature fire surround back and hearth housing a living flame gas fire. Stairs leading to the first floor.

**Kitchen 9'6 x 7'4 (2.90m x 2.24m)**

uPVC double glazed window to the rear. A range of fitted wall and base units with a rolled edged worktop over. Integrated electric hob, oven, extractor fan microwave, fridge freezer and slimline dishwasher. Incorporating a single unit sink with mixer tap and splash tiling. Open through to the dining room.

**Dining room 7'8 x 9'6 (2.34m x 2.90m)**

Double glazed patio doors leading to the conservatory. Wooden effect floor, dado rail and open through to the kitchen

**Conservatory 13'10 x 9'2 (4.22m x 2.79m)**

uPVC double glazed conservatory with uPVC double glazed French doors leading to the rear garden. Tiled floor and radiator.

**Shaped landing**

Open balustrade, dado rail and uPVC double glazed window to the side.

**Bedroom one 12'1 x 8'5 (3.68m x 2.57m)**

uPVC double glazed window to the front and radiator. A range of fitted wardrobes with ample hanging and shelving space. Fitted drawers, bedside cabinets and dresser.

**Bedroom two 10'10 x 8'5 (3.30m x 2.57m)**

uPVC double glazed window to the rear and radiator. A range of fitted wardrobes and storage units. Fitted drawers under the fitted bed. Fitted dresser.

**Bedroom three 9'10 x 6'3 (3.00m x 1.91m)**

uPVC double glazed window to the front and radiator. Fitted wardrobe.

**Bathroom 6'2 x 5'8 (1.88m x 1.73m)**

uPVC double glazed opaque window to the rear. A three piece suite comprises low level WC, wash hand basin and P-shaped bath with whirlpool jets and shower over. Tiling to compliment, tiled floor and radiator.

**Garage 15'0 x 6'10 (4.57m x 2.08m)**

A brick built garage with double doors to the front. Door to the side. Power and lighting.

**Externally**

Externally to the front there is a generous driveway providing ample off road parking leading to the detached brick built garage. To the front there is a pleasant garden whilst to the the southerly facing rear there is a patio area with mainly lawned garden beyond.

**Tenure**

We have been advised by our clients that the property is leasehold with an annual ground rent of £50.00 payable.

**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.



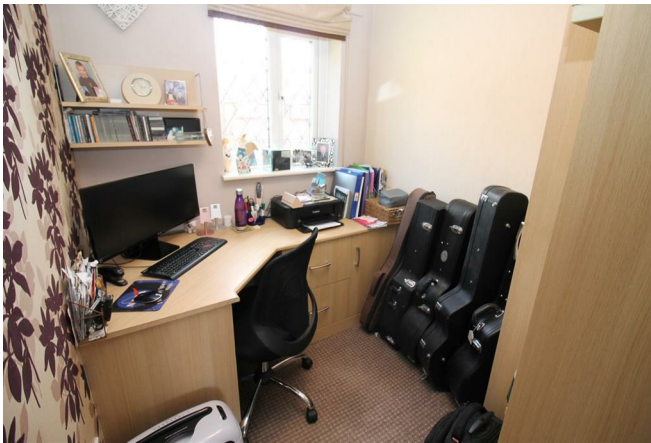
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Registered Address 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553





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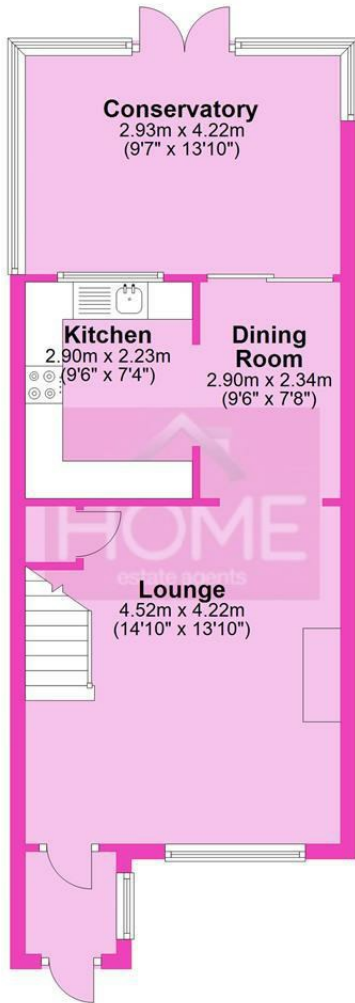
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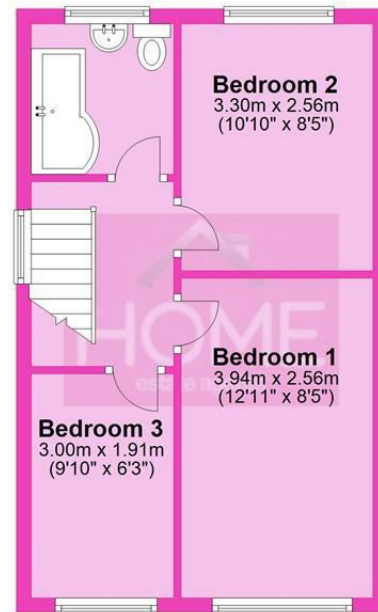
## Ground Floor

Approx. 47.6 sq. metres (511.9 sq. feet)




## First Floor

Approx. 33.7 sq. metres (362.5 sq. feet)



Total area: approx. 81.2 sq. metres (874.4 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
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Not environmentally friendly - higher CO2 emissions		
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