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39 Loretto Road Urmston Manchester M41 9WA
£450,000

A SPACIOUS FAMILY RESIDENCE! HOME ESTATE AGENTS are delighted to offer for sale this well appointed four bedroom extended detached home situated in the popular area of Urmston. Boasting space inside & out making an early viewing essential. In brief the accommodation comprises entrance porch, welcoming hallway, bay fronted dining room, lounge, beautiful conservatory, 'eat in' fitted kitchen, shaped landing, the four well proportioned bedrooms & a contemporary family bathroom. One of the double bedrooms even benefits from a three piece ensuite shower. The property is uPVC double glazed & is warmed by gas central heated. Externally the quality continues with a block paved driveway leading to the integral garage while to the rear & the side there are block paved patio areas with lawned gardens, mature deep beds & well stocked garden pond. Ideally placed for transport links, the well regarded schools & a amenities. To book your viewing call HOME on 01617471177.

- SPACE, SPACE & MORE SPACE
- Bay fronted dining room
- 'Eat in' kitchen
- Generous gardens, parking & garage
- Four bedroom extended detached
- Lounge
- Ensuite shower room
- Porch & hallway
- Impressive conservatory
- Family bathroom



Entrance porch

uPVC double glazed on three sides and uPVC double glazed door to the front. Tiled floor and entrance to the hallway.

Hallway

uPVC double glazed door to the front and glazed window to the front. Stairs to the first floor. Radiator. Understairs storage which also has a doorway leading to the integral garage.

Dining room 13'8 x 13'1 (4.17m x 3.99m)

uPVC double glazed bay window to the front and two uPVC double glazed windows to the side. In wall living flame gas fire, picture rail and radiator. Double doors leading to the lounge.

Lounge 13'6 x 11'10 (4.11m x 3.61m)

Open through to the conservatory, uPVC double glazed window to the side, picture rail and television point. Wooden fire surround with marble back and hearth housing a living flame gas fire. Radiator.

Conservatory 18'1 x 10'3 (5.51m x 3.12m)

Pilkington K-glass uPVC double glazed on three sides with uPVC double glazed self cleaning roof. uPVC double glazed French doors leading to the rear garden. Two radiators.

'Eat in' kitchen 18'7 x 9'10 (5.66m x 3.00m)

A comprehensive range of matching wall and base units with a rolled edged worktop over. A one and a half unit sink with mixer tap, splash tiling. Integrated five ring hob, four gas, one electric and extractor hood. Integrated double Bosch oven, dishwasher and fridge freezer. uPVC double glazed window to the rear and uPVC double glazed door leading to the rear garden.

Shaped landing

Closed balustrade and loft access. The has been boarded and carpeted, currently used for storage although has potential to be utilised in various ways. Velux window. There is a fixed metal ladder for ease of access.

Bedroom one 14'10 x 9'8 (4.52m x 2.95m)

uPVC double glazed window to the front, coved ceiling, wooden effect floor and radiator. A range of fitted wardrobes with ample hanging and shelving space. Matching fitted drawers and built in storage cupboard.

Ensuite 8'1 x 7'8 (2.46m x 2.34m)

A three piece modern suite comprises low level WC, vanity wash hand basin and shower cubicle. Tiling to compliment, uPVC double glazed window to the rear, coved

ceiling, extractor fan, spotlights and radiator. A range of built in wardrobes with hanging and shelving space.

Bedroom two 14'8 x 12'5 (4.47m x 3.78m)

uPVC double glazed box bay window to the front and uPVC double glazed window to the side. Coved ceiling and radiator. A comprehensive range of fitted wardrobes with ample hanging and shelving space. Matching free standing bedside drawers.

Bedroom three 14'6 x 12'6 (4.42m x 3.81m)

uPVC double glazed box bay window to the rear and two uPVC double glazed windows to the side. Radiator. Vanity wash hand basin with storage below and splash tiling.

Bedroom four 7'7 x 7'6 (2.31m x 2.29m)

uPVC double glazed window to the front, radiator and fitted shelving. Currently used as a home office.

Bathroom 7'6 x 7'4 (2.29m x 2.24m)

A three piece suite comprises enclosed basin WC, vanity wash hand basin and P-shaped bath with shower above ran off the combination boiler. uPVC double glazed opaque window to the rear, ladder radiator and tiling to compliment.

Garage 16'0 x 9'10 (4.88m x 3.00m)

Roller shutter door to the front. Worcester combination boiler. Power and lighting.

Externally

Externally the quality continues with a block paved driveway leading to the integral garage while to the rear & the side there are block paved patio areas with lawned gardens, mature deep beds & well stocked garden pond.

Tenure

We have been advised that 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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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 	

