



7 Wasdale Avenue Urmston Manchester M41 5TL

£595,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this superbly presented three bedroom extended detached family residence situated on a peaceful Urmston cul de sac. Benefiting from a high standard of finish & an impressive rear garden making an early viewing essential. In brief the accommodation comprises welcoming hallway, bay fronted lounge, dining room, extended dining kitchen, shaped landing, the three well proportioned bedrooms & extended four piece bathroom suite. The property is warmed by gas central heated & fully uPVC double glazed. Externally to the front there is a block paved driveway providing ample off road parking leading to the attached garage. The rear garden is a credit to our clients & boasts a decked areas, paved patio with lawned garden. Perfectly placed for the well regarded schools, Trafford General Hospital & amenities. To book your viewing call the team at HOME.

- Cul de sac location
- Impressive inside & out
- Three bedroom detached
- Extended
- Driveway & garage
- Stunning rear garden
- Bay fronted lounge
- Sitting room
- Large dining kitchen
- Four piece bathroom suite



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Hallway

uPVC double glazed door to the front and uPVC double glazed window to the front. Plate rack, dado rail, radiator and stairs leading to the first floor.

Lounge 14'5 x 11'8 (4.39m x 3.56m)

uPVC double glazed bay window to the front, coved ceiling, picture rail and radiator. Wall mounted electric fire.

Sitting room 12'6 x 11'6 (3.81m x 3.51m)

uPVC double glazed windows to the rear and uPVC double glazed door leading to the rear garden. Wooden effect floor, coved ceiling, picture rail and radiator. Wooden fire surround with marble effect back and hearth housing an electric fire.

Extended dining kitchen 21'3 x 12'3 (6.48m x 3.73m)

uPVC double glazed French doors leading to the rear garden and uPVC double glazed door leading to the wooden decked patio. Two skylights. uPVC double glazed windows to the sides. A comprehensive range of matching fitted wall and base units with a rolled edged worktop over. Display cabinets and shelving. Incorporating a one and a half unit sink with mixer tap. Fitted breakfast bar. Space for range style cooker. Integrated fridge freezer, washing machine and dishwasher. Splash tiling, tiled floor, feature 'mood' lighting, wall lights and radiator. Door giving access to the garage.

Shaped landing

uPVC double glazed window to the side. Coved ceiling, picture rail and loft access. Radiator.

Bedroom one 14'6 x 11'0 (4.42m x 3.35m)

uPVC double glazed bay window to the front, picture rail, coved ceiling and radiator.

Bedroom two 12'5 x 11'3 (3.78m x 3.43m)

uPVC double glazed window to the rear, coved ceiling, picture rail and radiator.

Bedroom three 8'1 x 8'10 (2.46m x 2.69m)

uPVC double glazed window to the front, coved ceiling, picture rail and radiator.

Bathroom 11'7 x 4'11 (3.53m x 1.50m)

uPVC double glazed opaque windows to the side and the rear. A four piece suite comprises low level WC, wash hand basin, bath and separate shower cubicle. Tiling to compliment, tiled floor, LED mirror and ladder radiator.

Garage 16'2 x 7'2 (4.93m x 2.18m)

Up and over door to the front. uPVC double glazed door giving access to the side. Gas central heating boiler.

Externally

To the front there is a generous block paved driveway providing ample off road parking which leads to the attached garage. To the impressive rear garden there is a wooden decked patio leading to a shaped paved patio. This in turn leads to a generous, mainly lawned garden with slate chipped beds. To enjoy the evening sunshine there is a further wooden decked patio. LED feature lighting. Well fenced for privacy.

Tenure

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

Council tax

We have been advised by our clients that the property is council tax band E.

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.

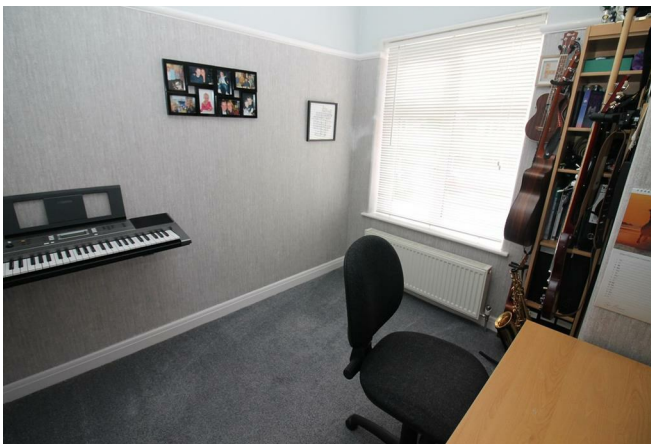


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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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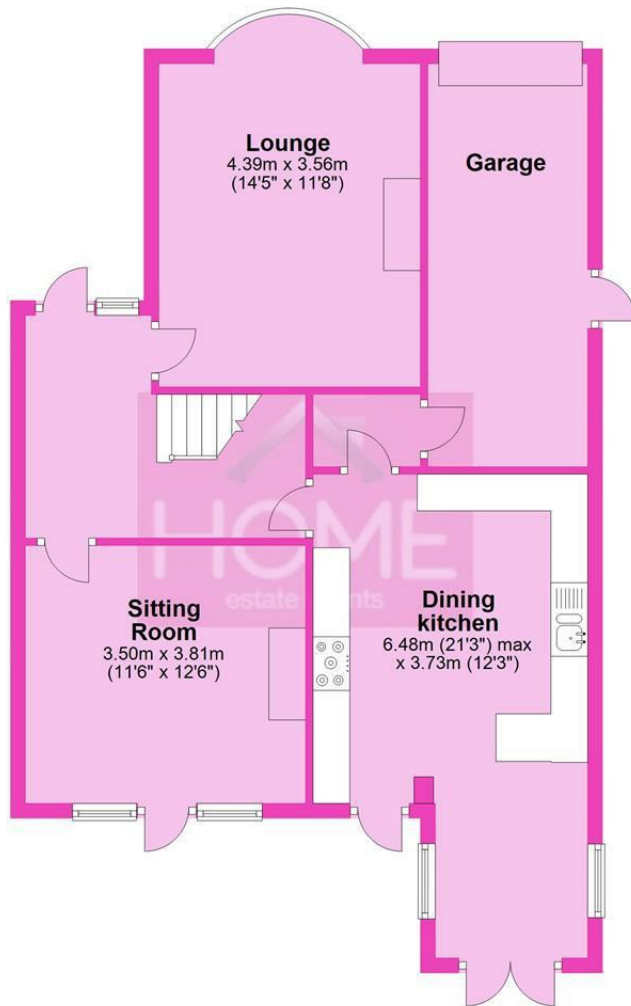
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Ground Floor

Approx. 73.8 sq. metres (794.6 sq. feet)




First Floor

Approx. 46.1 sq. metres (496.7 sq. feet)



Total area: approx. 120.0 sq. metres (1291.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	81
(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		
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