

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



33 Churchgate Urmston Manchester M41 9LE
Offers over £350,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are proud to offer for sale this much loved three bedroom link detached family residence situated on a peaceful Urmston cul de sac. Being sold with no vendor chain & boasting an open aspect to the rear, making an early viewing essential. In brief the accommodation comprises entrance porch, spacious lounge, dining kitchen, conservatory, utility room, shaped landing, the three well proportioned bedrooms, three piece bathroom suite & separate WC. The property is majority uPVC double glazed & is warmed by gas central heating. Externally to the front there is a block paved driveway providing ample off road parking which leads to an attached garage. To the rear there is a mainly lawned garden with patio area. To the side there is a gate for access & pathway along with an ornate patio area. Ideally placed for access to the ever growing amenities of the area, transport links & the well regarded schools. To book your viewing call the team at HOME.

- No vendor chain
- Spacious lounge
- Utility room
- Driveway & garage
- Open aspect to the rear
- Dining kitchen
- Three piece bathroom suite
- Three bedroom link detached
- Conservatory
- Separate WC



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Entrance porch

uPVC double glazed door to the front and uPVC double glazed windows either side.

Lounge 13'0" x 17'8" (3.98m x 5.41m)

uPVC double glazed bay window to the front, wall lights and coved ceiling and radiator.

Dining kitchen 11'1" x 17'8" (3.38m x 5.41m)

A range of fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sink with mixer tap. Space for appliances. Splash tiling, coved ceiling, wall lights and radiator. Built in pantry. uPVC double glazed window to the rear and uPVC double glazed French doors leading to the conservatory.

Conservatory 7'4" x 16'9" (2.25m x 5.13m)

Glazed on three sides and double sliding doors leading to the rear garden.

Utility room 8'0" x 7'6" (2.44m x 2.30m)

uPVC door leading to the rear garden. uPVC double glazed window to the rear, quarry tiled floor and radiator. Access to the garage.

Shaped landing

Open balustrade, uPVC double glazed window to the side and access to the boarded loft which is a useable space.

Bedroom one 9'3" x 12'7" (2.83m x 3.86m)

uPVC double glazed window to the front,

built in wardrobe with hanging space, wall light and radiator.

Bedroom two 11'5" x 9'3" (3.50m x 2.83m)

uPVC double glazed window to the rear, built in storage area, wall lights and radiator.

Bedroom three 10'6" x 8'4" (3.22m x 2.55m)

uPVC double glazed window to the front, built in wardrobe with hanging space, wall light and radiator.

Bathroom

A three piece suite comprises wash hand basin, corner bath and shower cubicle. Tiling to compliment, radiator and uPVC double glazed window to the rear.

Separate WC

A low level WC. uPVC double glazed window to the side.

Externally

To the front there is a block paved driveway providing ample off road parking which leads to an attached garage. To the rear there is a mainly lawned garden with patio area. The rear is overlooking Urmston meadows and is therefore not overlooked. To the side there is a gate for access and pathway along with an ornate patio area.

Garage

Double door to the front. Power and lighting. Entrance to the utility room.

Tenure

The property is freehold.

Council tax

The property is council tax band D.

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.

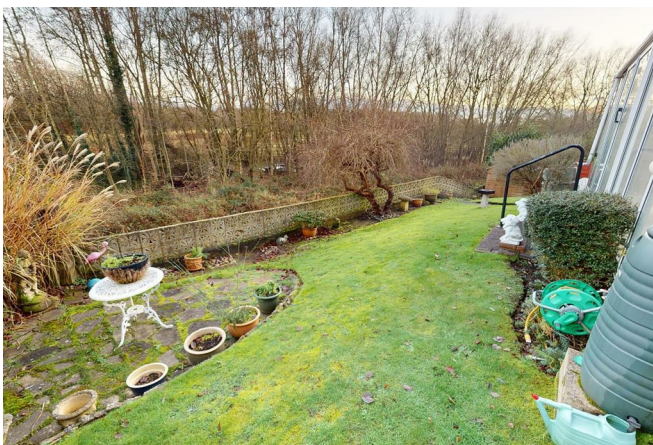


LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



LOCAL EXPERTS THAT GET YOU MOVING

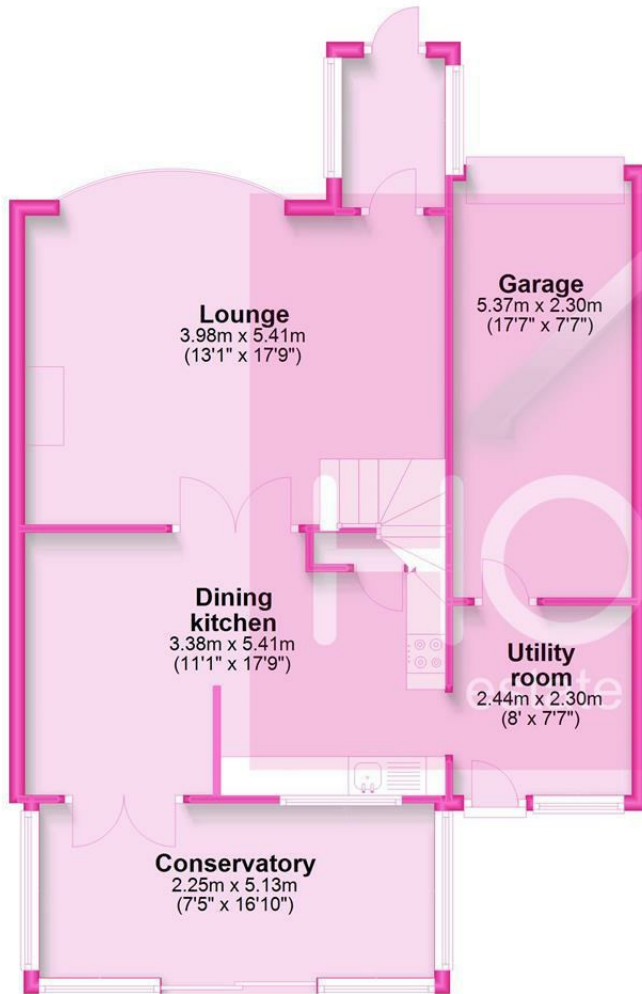
www.homestateagents.com



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

Ground Floor

Approx. 74.5 sq. metres (801.7 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.6 sq. feet)



Total area: approx. 115.0 sq. metres (1238.3 sq. feet)

| 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 | | 79 |

| 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.homestateagents.com



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553