



20 Rathan Road Urmston Manchester M41 7BA

£249,999

BEING SOLD WITH NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this well appointed & tastefully presented three bedroom semi detached property. Ideally placed for the well regarded schools, Trafford General Hospital & a short walk from Urmston town centre. In brief the accommodation comprises hallway, lounge, extended fitted kitchen, shaped landing, the three well proportioned bedrooms & a three piece bathroom suite. Fully uPVC double glazed & warmed by gas central heating. Externally to the front there is a pleasant garden & driveway providing ample off road parking. To the side there is a gravelled area with garden shed & pathway leading to the rear. To the rear there is a paved patio area with lawned garden beyond which is fenced for privacy. Due to the nature of the plot there is potential for extensions subject to obtaining planning permission. To book your viewing call HOME on 01617471177.

- NO VENDOR CHAIN!
- Three bedroom semi detached
- Welcoming hallway
- Lounge
- Extended kitchen
- Three piece bathroom suite
- uPVC double glazed
- Gas central heated
- Ample off road parking
- Gardens front & rear



Hallway

UPVC double glazed door to the front and uPVC double glazed window to the front. Wooden effect floor and stairs to the first floor.

Lounge 18'1" x 10'7" (5.53 x 3.23)

uPVC double glazed windows to the front and the rear. Wooden fire surround with marble back and hearth housing an electric fire. Radiator and television point.

Extended kitchen 17'8" x 8'8" (5.41 x 2.65)

A comprehensive range of fitted wall and base units with a rolled edged worktop over. Integrated gas hob, oven and extractor fan. A single unit sink with mixer tap, splash tiling and space for appliances. Wooden effect floor, uPVC double glazed windows to the side and the rear. uPVC double glazed door to the side.

Shaped landing

Open balustrade, uPVC double glazed window to the side and loft access.

Bedroom one 10'8" x 8'4" (3.27 x 2.55)

uPVC double glazed window to the front and radiator.

Bedroom two 10'8" x 9'9" (3.26 x 2.99)

uPVC double glazed window to the rear and radiator.

Bedroom three 8'2" x 8'1" (2.51 x 2.48)

uPVC double glazed window to the rear and radiator.

Bathroom 8'1" x 6'6" (2.48 x 1.99)

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

Externally

To the front there is pleasant garden with pathway to the front door. There is a block paved driveway providing ample off road parking. To the side there is a gravelled area, garden shed and pathway leading to the rear. To the rear there is a paved pathway, patio and lawned garden which is fenced for privacy.

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.



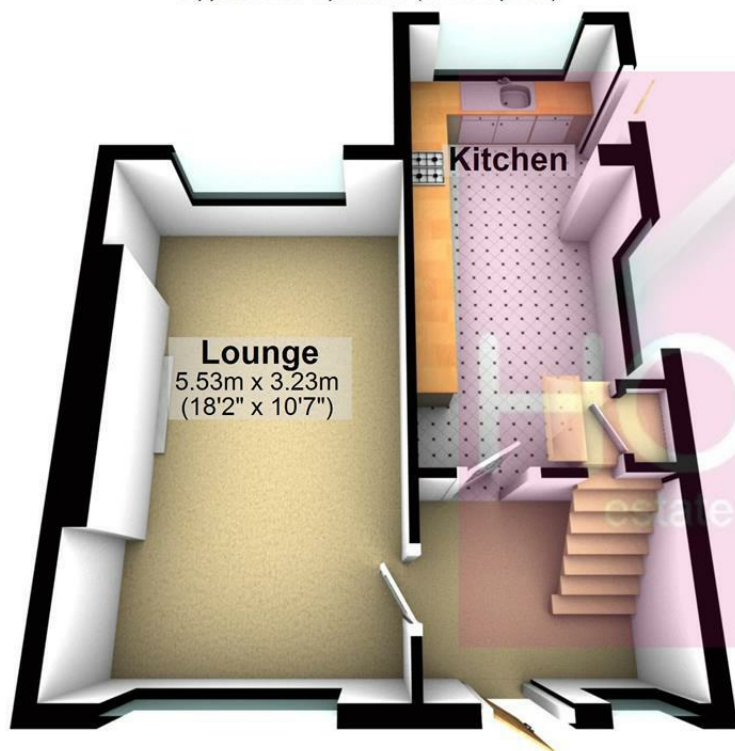


LOCAL EXPERTS THAT GET YOU MOVING

 www.homestateagents.com

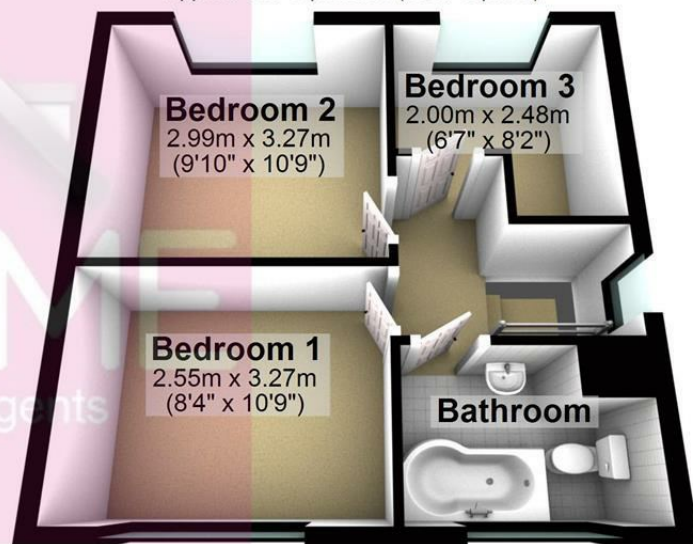
Ground Floor

Approx. 36.9 sq. metres (397.3 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.7 sq. feet)



Total area: approx. 70.6 sq. metres (760.0 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	

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	

