

**Urmston Office**

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**Stretford Office**

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**Monton Office**

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**19 Russell Road Salford Salford M6 8WQ**  
**£210,000**

DOUBLE STOREY EXTENSION TO THE REAR! HOME ESTATE AGENTS are pleased to offer for sale this three DOUBLE bedroom semi detached property which has the added benefit of a double storey extension to the rear! Accommodation comprises porch, hallway, through lounge, extended kitchen/diner, shaped landing, three double bedrooms and a fitted wet room. The property offers double glazing and gas central heating. Externally the space continues with off road parking and a garden to the front whilst to the side there is access to a great size rear garden area. Located on a popular Salford road with fantastic access to the local parks including LightOaks Park which is positioned at the end of the road. Ideally offered with NO VENDOR CHAIN and an opportunity to add your own stamp to a property an early viewing is essential. Call HOME on 01617898383 to arrange your viewing!

- DOUBLE STOREY EXTENSION TO THE REAR!
- Semi detached property
- Three DOUBLE Bedrooms!
- Porch
- Hallway
- Through lounge
- Extended kitchen
- Off road parking
- Gardens to the front and rear
- Popular Salford position!



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### Porch

uPVC double glazed double doors to the front and door to the side.

### Hallway

Stairs to the first floor, uPVC double glazed door to front, under stairs cupboards housing the utility meters and double panel radiator.

### Lounge 21'0 x 10'8 (6.40m x 3.25m)

uPVC double glazed bay window to the front, uPVC double glazed door to the rear, television point, two double panel radiators and a brick built feature fire surround.

### Extended kitchen 18'1 x 6'3 (widening to 8'7) (5.51m x 1.91m (widening to 2.62m))

Fitted with wall and base units, roll edge worktops, sink units, space for washing machine, space for cooker, space for fridge freezer and wall mounted boiler. uPVC double glazed door to side, uPVC double glazed window to side and rear and single panel radiator.

### Landing

uPVC double glazed window to side and loft access.

### Bedroom One 11'0 x 10'8 (3.35m x 3.25m)

uPVC double glazed bay window to front and single panel radiator.

### Bedroom Two 10'8 x 9'6 (3.25m x 2.90m)

uPVC double glazed window to rear and single panel radiator.

### Bedroom Three 15'5 x 6'5 (widening to 8'2) (4.70m x 1.96m (widening to 2.49m))

uPVC double glazed window to rear.

### Wet room 6'5 x 5'7 (1.96m x 1.70m)

Fitted with a walk in wet room complete with W/C, sink unit and electric shower. Fully tiled and uPVC double glazed window to front, single panel radiator and extractor fan.

### Tenure

We are advised that the property is Freehold.

### IMPORTANT INFORMATION -

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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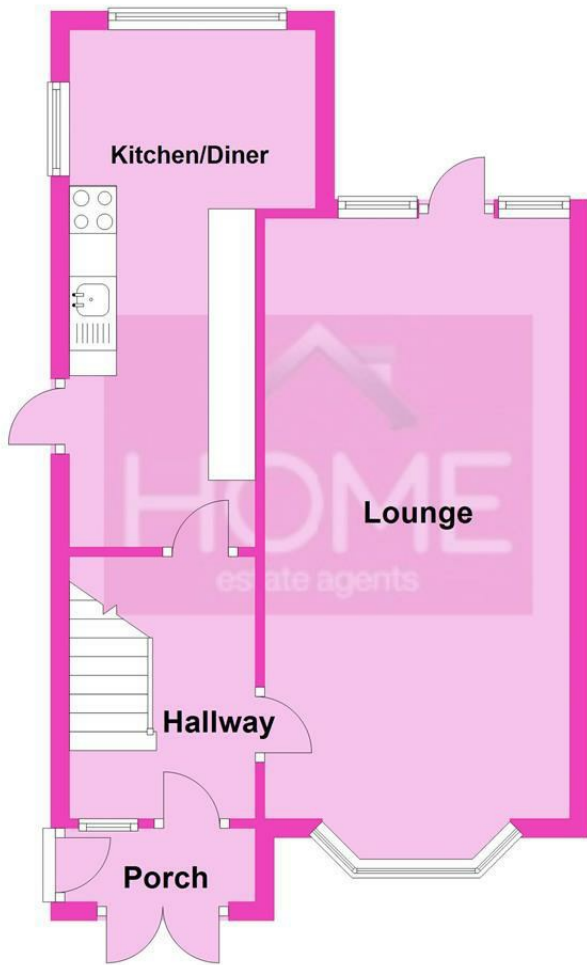


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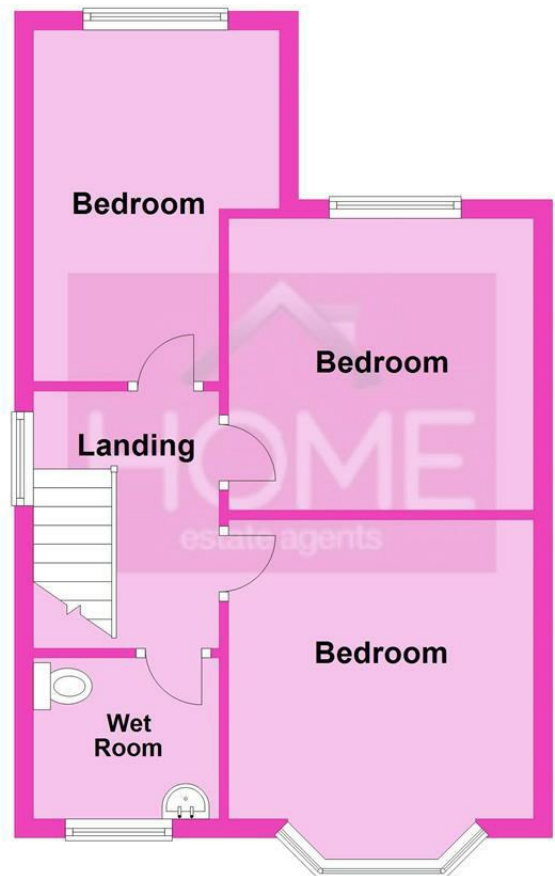
## Ground Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



## First Floor

Approx. 39.6 sq. metres (426.6 sq. feet)



Total area: approx. 81.0 sq. metres (872.0 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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