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## 20 Townsend Road, Manchester, M27

**Offers in excess of £195,000**

HOME ESTATE AGENTS are privileged to offer for sale this much loved and improved three bedroom property located in the heart of Swinton. Having the addition of a Conservatory to the rear, the property boasts great living accommodation for any growing family. Accommodation comprises entrance porch, lounge with open plan staircase, fitted kitchen/diner, conservatory, shaped landing, three bedrooms, en-suite to master bedroom, fitted second bedroom and a good size 3rd bedroom plus a newly updated bathroom. The property benefits from gas central heating and double glazing, driveway and integrated garage with power and light, well kept gardens, south facing rear garden!! Call HOME on 01617898383 to view!

- SOUTH FACING REAR GARDEN
- Master Bedroom with En-suite
- UPVC Victorian Style Conservatory
- Gardens, Driveway & Garage with power & light
- Modern Mid Terrace
- Lounge with Open Plan Staircase
- Updated Family Bathroom
- 3 Good Size Bedrooms
- Fitted Kitchen/Diner
- Gas Central Heating & Double Glazed



**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homeestateagents.com](http://www.homeestateagents.com)



Registered Address 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



#### Entrance Porch

Brick built with Hardwood double glazed leaded doors, quarry tiled floor, Hardwood front door leads into:-

#### Lounge 14'6 x 11'9 (4.42m x 3.58m)

Hardwood double glazed leaded window, artex ceiling, open plan spindle staircase, central heating radiator, laminate flooring.

#### Kitchen/Diner 11'9 x 9'3 (3.58m x 2.82m)

UPVC double glazed window, UPVC double glazed door, artex ceiling, fitted wall and base units with work surfaces incorporating 1 1/2 bowl stainless steel sink top with mixer tap, breakfast bar area, integrated fridge/freezer, built-in electric oven with gas hob & chimney cooker hood, plumbing for washing machine, central heating radiator.

#### Conservatory 11'5 x 10'6 (3.48m x 3.20m)

Victorian style UPVC double glazed conservatory with leaded top lights, central heating radiator, power & TV point, access to rear garden.

#### Landing

Shaped landing with spindle staircase and loft access point.

#### Bedroom 1 12'9 x 8'5 (3.89m x 2.57m)

Hardwood double glazed leaded window, artex ceiling, central heating radiator, power & TV point.

#### En-suite

UPVC double glazed window, artex ceiling, tiled shower cubicle with electric shower, pedestal wash hand basin & low level WC.

#### Bedroom 2 12'4 x 8'7 (3.76m x 2.62m)

Hardwood double glazed leaded window, artex ceiling, built-in wardrobe, built-in airing cupboard, central heating radiator, TV & power points.

#### Bedroom 3 11'7 x 6'7 (3.53m x 2.01m)

UPVC double glazed window, artex ceiling, central heating radiator, TV & power points.

#### Bathroom 8'7 x 4'9 (2.62m x 1.45m)

UPVC double glazed window, bath with Victorian style mixer tap, pedestal wash hand basin, low level WC, central heating radiator.

#### External

Lawned front garden with flower borders and off-road parking. Enclosed rear south facing garden with patio area, lawn area and flower borders.

#### Garage

Integral garage with up & over door, power & light.

#### 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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