



15 Humphrey Lane Urmston Manchester M41 9PE

£480,000

A SPACIOUS FAMILY RESIDENCE! HOME ESTATE AGENTS are delighted to offer for sale this well appointed & tastefully extended detached house. If you are looking for a generous amount of living space be sure to book your viewing early. In brief the ground floor comprises entrance porch, large welcoming hallway, bay fronted dining room, extended lounge, extended kitchen, conservatory & downstairs WC.

To the first floor there is the shaped landing, the three well proportioned bedrooms & a four piece bathroom suite. The property is warmed by gas central heating & is fully uPVC double. Externally to the front of the property there are two driveways, both leading to attached garages. There are pleasant gardens to both the front & the rear. Ideally placed for the well regarded schools, amenities & transport links. To book your viewing call the team at HOME.

- Spacious detached
- Extended lounge
- Conservatory
- Driveways & two garages
- Extended family home
- Dining room
- Downstairs WC
- Three bedrooms
- Extended kitchen
- Three piece bathroom



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Hallway

Original stained and leaded door to the front with matching surround. Original feature stained and leaded window to the side. Plate rack, coved ceiling and radiator. Stairs leading to the first floor.

Dining room 13'9" x 10'10" (4.20m x 3.31m)

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

Extended lounge 12'9" x 18'1" (3.89m x 5.53m)

uPVC double glazed patio doors leading to the rear garden. Picture uPVC double glazed window to the rear. Three radiators and coved ceiling. Feature fireplace housing an electric fire.

Extended kitchen 18'11" x 6'9" (5.78m x 2.08m)

uPVC double glazed windows to the side and the rear. uPVC double glazed door leading through to the conservatory. A range of fitted wall and base units with a rolled edged worktop over. Integrated dishwasher, fridge. Space for other appliances. Incorporating a one and a half unit sink with mixer tap. Splash tiling and over counter lighting. Karndean Flooring. Contemporary radiator, spotlights and coved ceiling.

Conservatory 19'3" x 8'2" (5.88m x 2.50m)

uPVC double glazed on two sides. uPVC double glazed French doors leading to the rear garden. Tiled floor and two radiators. Door through to the garage.

Downstairs WC

A two piece suite comprises WC and wash hand basin. Tiling to compliment and tiled floor.

Shaped landing

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

Bedroom one 11'2" x 13'7" (3.42m x 4.16m)

uPVC double glazed bay window to the front, wall lights and radiator. Spotlights and coved ceiling. A comprehensive range of fitted wardrobes with ample hanging and shelving space. Fitted bedside drawers.

Bedroom two 10'0" x 11'2" (3.06m x 3.42m)

uPVC double glazed window to the rear, coved ceiling and radiator. A range of fitted wardrobes with ample hanging and shelving space.

Bedroom three 9'0" x 7'4" (2.75m x 2.26m)

uPVC double glazed bay window to the front and radiator. Built in wardrobe with ample hanging shelving space.

Bathroom

A four piece suite comprises low level WC, wash hand basin, bath and separate shower cubicle. Tiling to compliment and ladder radiator. Karndean flooring. Two uPVC double glazed windows to the side.

Externally

To the front of the front of the property there are two driveways providing ample off road parking leading to two attached garage. There is a pleasant garden which is well stocked. To the rear there is a mature, well stocked rockery, shaped paved patio area with lawned garden which is fenced for privacy.

Attached garage 15'5" x 12'7" (4.70m x 3.84m)

Up and over door to the front. Door to the front and uPVC double glazed window to the side. Gas central heating boiler. Radiator.

Attached garage 12'11" x 6'11" (3.94m x 2.12m)

Up and over door to the front. Power and lighting.

Tenure

The property is Freehold.

Council tax

The property is council tax band D.

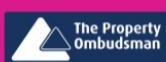
Property disclaimer

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.



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



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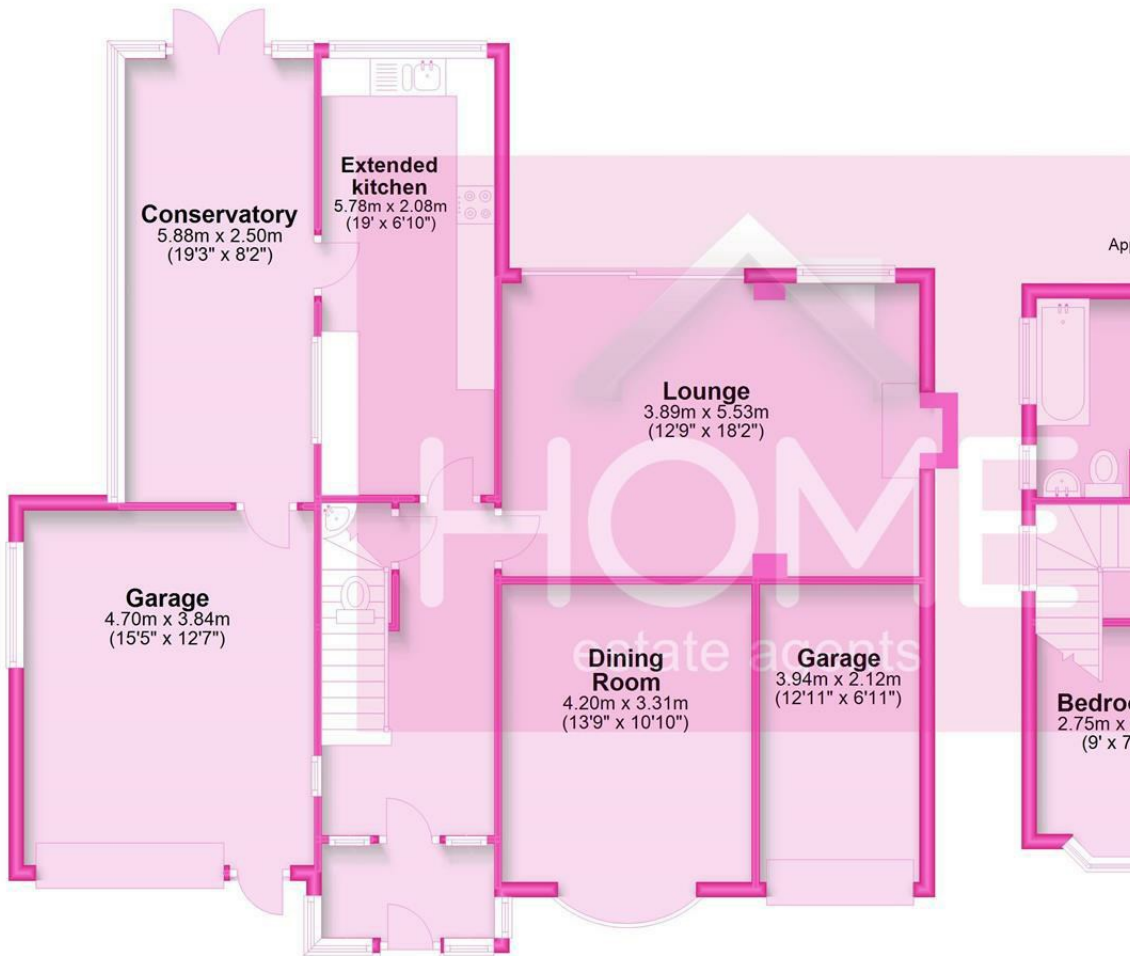
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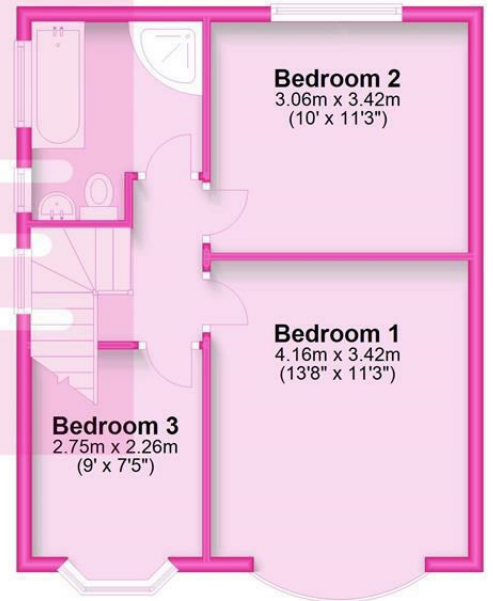
Ground Floor

Approx. 105.0 sq. metres (1130.4 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.2 sq. feet)



Total area: approx. 147.2 sq. metres (1584.6 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			
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