



304A Moorside Road Urmston Manchester M41 5SF

£749,999

UNIQUE DETACHED PROPERTY! HOME ESTATE AGENTS are much delighted to bring to the market this individually designed spacious three bedroom detached property located on the popular Moorside Road. Built circa 1996 this prestigious property is exclusive in design and backs onto Davyhulme golf course. Giving you open aspect views across the course. On entering the driveway and accessing the property through the double doors into the spacious hallway it is clear to see that the property really is a most attractive dwelling. The location is much sought after offering you great transport links and within the catchment area for several popular schools.

Viewings are highly advised as rarely does a property of this high standard come to the market. The accommodation comprises of reception entrance hallway incorporating the downstairs WC, dining room, rear lounge lounge, conservatory, kitchen area/dining room, kitchen, utility room, and side porch. To the upstairs off the galleried landing are three very spacious bedroom with the master bedroom benefiting from ensuite facilities. There is also a further four piece fitted family bathroom. The property is warmed by gas central heating and double glazed. To the outside this superb property is complimented to the front with a blocked paved driveway and lawned garden situated behind the electric double gates. There is also the added benefit of an integral garage. To the rear which can be accessed from the side of the property is the rear jewel in the crown rear garden with lawned garden, raised decked patio area covered by the pergola and of course those fantastic views over the golf course. To view this property please contact HOME.

- Individually designed
- Three reception rooms
- Three spacious bedrooms
- Golf course views
- Popular location
- Utility room
- En-suite facilities
- A unique dwelling
- Gallery landing
- Four piece bathrooms



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ENTRANCE RECEPTION HALLWAY 16'4 x 14'4 (4.98m x 4.37m)

External composite double glazed doors to front. wooden flooring. spacious storage cupboard. Central heating radiator.

DOWNSTAIRS WC

UPVC double glazed window to front. WC. Wash hand basin. Wall tiling to compliment. Ladder style radiator.

DINING ROOM 13'4 x 12'6 (4.06m x 3.81m)

UPVC double glazed bay window to front. Electric fire with granite fire surround. Wooden French doors to rear. Central heating radiator.

LOUNGE (rear) 19'6 x 15'11 (5.94m x 4.85m)

UPVC double glazed windows to side and rear. Inglenook fireplace. Gas fire/stove. Wooden flooring. Wall lighting. two period style central heating radiators.

KITCHEN/DINING AREA 15'6 x 10'1 (4.72m x 3.07m)

Dresser unit. Wooden flooring. Central heating radiator.

MAIN KITCHEN 11'4 x 10'5 (3.45m x 3.18m)

A range of fitted wall and base units. Granite worktops. Integrated fridge freezer. Integrated dishwasher. Belfast sink. Five ring gas hob electric freestanding cooker. Splash wall tiling. Wood effect flooring.

UTILITY ROOM 9'4 x 6'7 (2.84m x 2.01m)

A range of fitted wall and base units. One and a half bowl sink unit. UPVC double glazed window to side.

SIDE PORCH

Entrance door. Splash wall tiling. Central heating radiator.

GALLERY LANDING 16'4 x 14'8 (4.98m x 4.47m)

Shaped. Open balustrade. UPVC double glazed window to front. Additional eave storage.

BEDROOM ONE (MASTER) 17'1 x 12'1 (5.21m x 3.68m)

UPVC double glazed window to rear. A range of fitted wardrobes and drawers. Central heating radiator.

EN-SUITE BATHROOM 8'9 x 7'9 (2.67m x 2.36m)

UPVC double glazed opaque window to side. Free standing roll top bath. Vanity sink unit. WC. Separate corner shower cubicle. Wall tiling to compliment. Ladder style radiator.

BEDROOM TWO 13'6 x 12'9 (4.11m x 3.89m)

UPVC double glazed window to rear. A range off fitted wardrobes. Central heating radiator.

BEDROOM THREE 16'8 x 9'9 (5.08m x 2.97m)

UPVC double glazed window to rear. A range of fitted wardrobes. Central heating radiator.

BATHROOM 11'9 x 8'3 (3.58m x 2.51m)

UPVC double glazed opaque window to side. Separate corner shower cubicle. Corner bath. Vanity wash hand basin. WC. Ladder style radiator.

OUTSIDE

To the outside this superb property is complimented to the front with a blocked paved driveway and lawned garden situated behind

the electric double gates. There is also the added benefit of an integral garage. To the rear which can be accessed from the side of the property is the rear jewel in the crown rear garden with lawned garden, raised decked patio area covered by the pergola and of course those fantastic views over the golf course. To view this property please contact HOME on 0161 7471177.

COUNCIL TAX

The property is council tax band F

TENURE

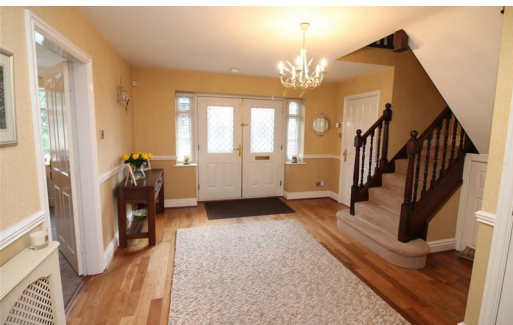
The property is freehold

ADDITIONAL INFORMATION

LEASE-FREEHOLD
BUILT CIRCA 1996
ELECTRIC GARAGE DOOR
ALL ROUND EXTERNAL SECURITY LIGHTING
ALARM SYSTEM
CCTV SYSTEM
NEW BOILER FITTED 18 MONTHS AGO

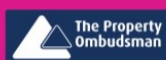
Property disclaimer

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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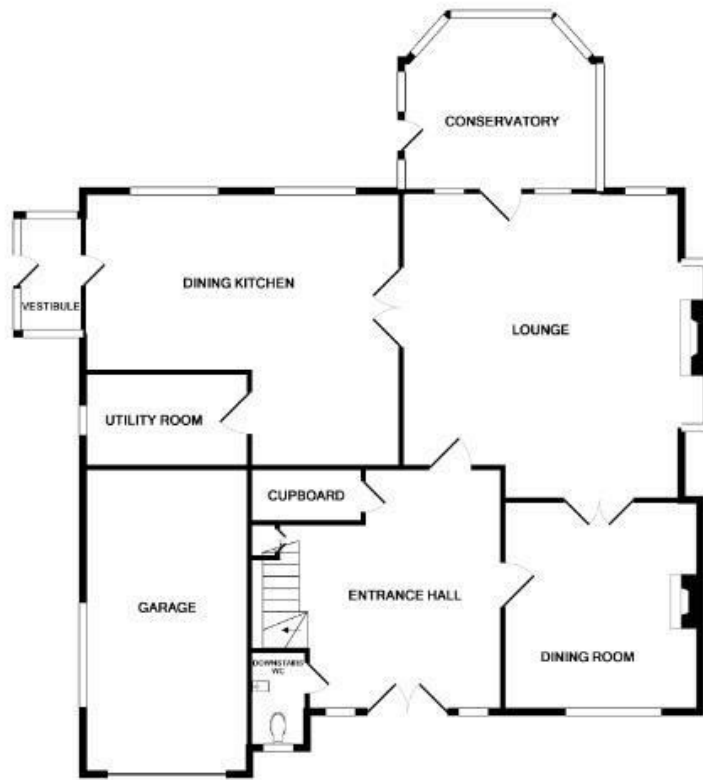


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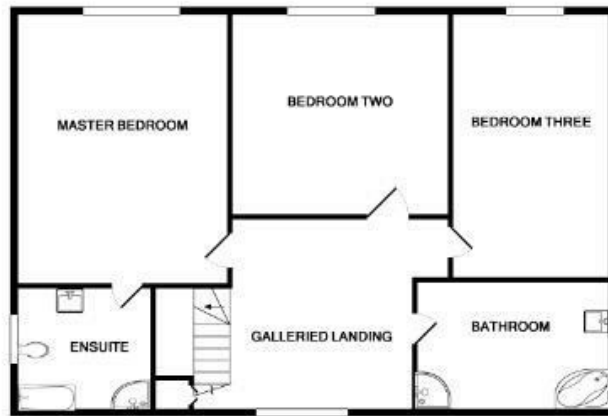
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements

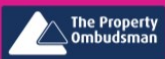
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
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