



84 Moorside Road Urmston Manchester M41 5RE

£450,000

CONVENIENT LOCATION! HOME ESTATE AGENTS are privileged to offer for sale this impressive three bedroom detached family residence situated in the popular town centre of Urmston. Benefiting from a convenient location and posting many original features, we feel an early viewing is essential to appreciate the property as a whole. In brief the property comprises entrance vestibule, a fronted lounge, spacious dining room, modern fitted kitchen, two conservatories, downstairs WC, shaped landing, the three well proportioned bedrooms and a three piece bathroom suite. The property is warmed by gas central heating and is fully UPVC double glazed. Externally to the front there is a generous driveway providing ample off road parking access through wrought iron gates. There is a mainly lawned garden which is wall for privacy and benefits from the mature deep borders. To the rear there is a large Indian stone paved patio with gate giving access to a mainly lawned garden which benefits from mature borders. Ideally placed for the popular schools, Trafford General Hospital & the ever growing amenities of the area. To book your viewing call the team at HOME.

- Three bedroom detached
- Large dining room
- Fitted kitchen
- Driveway for parking
- Period features
- Two conservatories
- Three piece bathroom suite
- Spacious lounge
- Downstairs WC
- Gardens front & rear

Entrance vestibule

UPVC double glazed doors to the front and door through to the dining room.

Lounge 13'9 x 13'3 (4.19m x 4.04m)

Feature Inglenook fireplace with UPVC double glazed stained and leaded windows to side. Period style cast iron fire surround with black granite hearth housing are living flame gas fire. Coved ceiling, ceiling rose, dado rail and period style radiator. Parquet style wooden effect flooring and UPVC double glazed leaded bay window to front.

Dining room 13'10 x 12'11 (4.22m x 3.94m)

Feature Inglenook fireplace with UPVC double glazed stained and leaded windows to side. Period style cast iron fire surround with black granite hearth housing and living flame gas fire. Coved ceiling, ceiling rose and parquet wooden effect flooring. Understate storage cupboard and stairs to first floor.

Kitchen 7'9 x 10'9 (2.36m x 3.28m)

UPVC double glazed leaded window to rear and UPVC double glazed leaded door giving access to the site. A comprehensive range of matching fitted wall and base units with a granite effect worktop over. Incorporating a single unit sink with mixer tap and splash tiling. Integrated hob, oven and extractor fan. Space for appliances. Tiled floor and archway through to the conservatory.

Conservatory 11'11 x 9'9 (3.63m x 2.97m)

UPVC double glazed windows on three sides and UPVC double glazed French doors to the side. Tiled floor and period style radiator.

Conservatory 11'3 x 9'8 (3.43m x 2.95m)

UPVC double glazed windows on three sides and UPVC double glazed French doors to the side. Wooden effect flooring and radiator.

Downstairs WC

UPVC double glazed leaded and opaque window to rear. Dado rail and wood flooring. A two piece suite comprises low level WC and wash hand basin.

Shaped landing

Close the balustrade, dado rail and wooden flooring.

Bedroom one 12'8 x 13'3 (3.86m x 4.04m)

UPVC double glazed leaded bay window to front, wooden effect floor and radiator.

Bedroom two 12'4 x 10'7 (3.76m x 3.23m)

UPVC double glazed leaded window to rear, wooden effect flooring and radiator.

Bedroom three 9'2 x 6'3 (2.79m x 1.91m)

UPVC double glazed leaded window to rear, dado rail, wooden effect flooring and radiator. Cupboard housing the gas central heating boiler.

Bathroom

Two uPVC double glazed leaded and opaque windows to rear. A three piece suite comprises low level WC, wash hand basin with storage cupboard below and P-shaped bath with shower over. Ladder radiator.

Externally

Externally to the front there is a generous driveway providing ample off road parking

access through wrought iron gates. There is a mainly lawned garden which is wall for privacy and benefits from the mature deep borders. To the rear there is a large Indian stone paved patio with gate giving access to a mainly lawned garden which benefits from mature borders. There is also an outside tap.

Tenure

We have been advised that the property is Leasehold with an annual ground rent of £5.00 payable.

Council tax

We have been advised that 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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 www.homeestateagents.com



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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Ground Floor

Approx. 72.8 sq. metres (783.9 sq. feet)

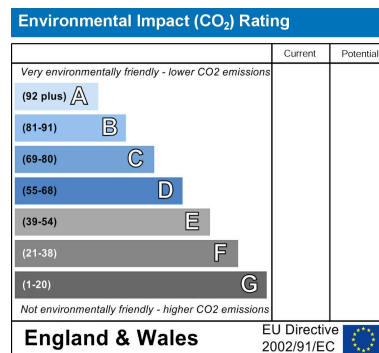
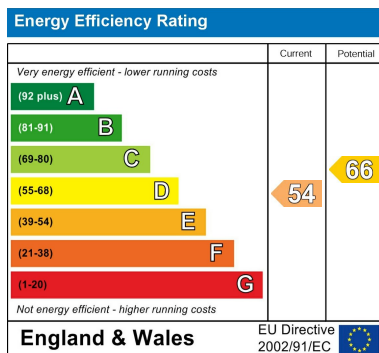


First Floor

Approx. 43.8 sq. metres (471.8 sq. feet)



Total area: approx. 116.7 sq. metres (1255.7 sq. feet)



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