



20 Bowfell Road Urmston Manchester M41 5RR

£420,000

POPULAR LOCATION! HOME ESTATE AGENTS are proud to offer for sale this well appointed & tastefully extended three bedroom semi detached family residence. Boasting an annex providing more living/sleeping accommodation & must be viewed to be fully appreciated. In brief the accommodation comprises entrance porch, welcoming hallway, bay fronted lounge, extended family & dining room, extended breakfast kitchen, downstairs WC, shaped landing, the three well proportioned bedrooms & three piece bathroom suite. The annex benefits from an open plan lounge, kitchen & sleeping area along with a three piece shower room. Both the main property & the annex are warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a lawned garden along with a printed concrete driveway providing ample off road parking. To the side there is an artificial lawned area with printed concrete patio which leads to the rear. To the rear there is a printed concrete patio with artificial lawned area with wood decked patio which is fenced for privacy. Ideally placed to enjoy the ever growing amenities of the area, transport links, the popular schools & Trafford General Hospital. To book your viewing call the team at HOME.

- Detached annex
- Great rental potential with separate annex
- Three piece bathroom suite
- Popular location
- Three bedroom extended semi detached
- Extended breakfast kitchen
- Generous driveway for parking
- Bay fronted lounge
- Downstairs WC
- Gardens front & rear



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Entrance porch

uPVC double glazed door to the front with uPVC double glazed windows. Entrance to the hallway.

Hallway

Door to the front with glazed surround. Tiled floor, coved ceiling and radiator. Stairs leading to the first floor.

Lounge 11'4" x 12'5" (3.47m x 3.81m)

uPVC double glazed bay window to the front, wood floor, dado rail, coved ceiling and radiator.

Family & dining room 10'0" max x 22'11" max (3.06m max x 7.00m max)

uPVC double glazed French doors leading to the rear garden. Wood floor, coved ceiling and radiator. Feature fireplace housing an electric fire.

Extended breakfast kitchen 8'11" x 19'0" (2.72m x 5.81m)

uPVC double glazed French doors leading to the rear garden. Two uPVC double glazed windows to the side. A range of fitted wall and base units with a wooden effect worktop over. Incorporating a single unit sink with mixer tap. Space for appliances. Tiling to compliment, splash tiling, spotlights and radiator.

Downstairs WC

A two piece suite comprises low level WC and wash hand basin. Wooden effect floor and uPVC double glazed window to the side.

Shaped landing

Open balustrade.

Bedroom one 10'5" 14'0" (3.19m 4.29m)

uPVC double glazed bay window to the front,

wood floor and radiator. A range of built in wardrobes with ample hanging and shelving space.

Bedroom two 10'5" x 12'1" (3.19m x 3.69m)

uPVC double glazed window to the rear and radiator.

Bedroom three 7'8" x 7'10" (2.35m x 2.39m)

uPVC double glazed window to the front and radiator.

Bathroom

A three piece suite comprises low level WC, wash hand basin and bath with shower over. Tiling to compliment and tiled floor. Ladder radiator and uPVC double glazed window to the side.

Annex - Lounge/bedroom 14'3" x 11'9" (4.36m x 3.60m)

uPVC double glazed bay window to the front, Velux window, circular window and wooden effect floor.

Annex - Kitchen 8'10" x 6'5" (2.70m x 1.97m)

A range of fitted wall and base units with a worktop over. Incorporating a single unit sink unit. Integrated hob and extractor fan. Upright contemporary radiator.

Annex - shower room

A three piece suite comprises low level WC, wash hand basin and shower cubicle. Tiling floor and uPVC double glazed window to the side.

Externally

To the front of the property there is a lawned

garden along with a printed concrete driveway providing ample off road parking To the side there is an artificial lawned area with printed concrete patio which leads to the rear. To the rear there is a printed concrete patio with artificial lawned area with wood decked patio which is fenced for privacy.

Tenure

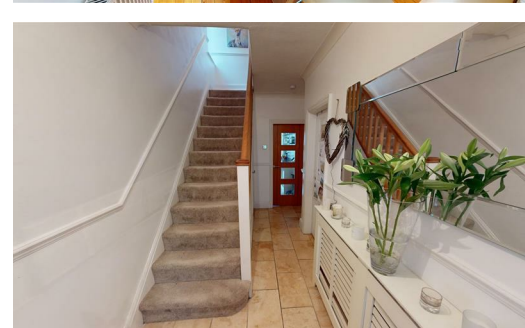
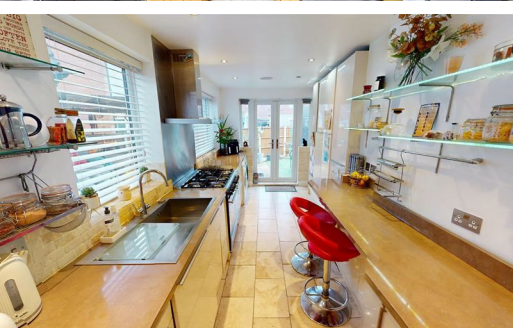
The property is freehold.

Council tax

The property is council tax band C.

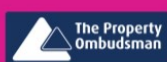
Property disclaimer

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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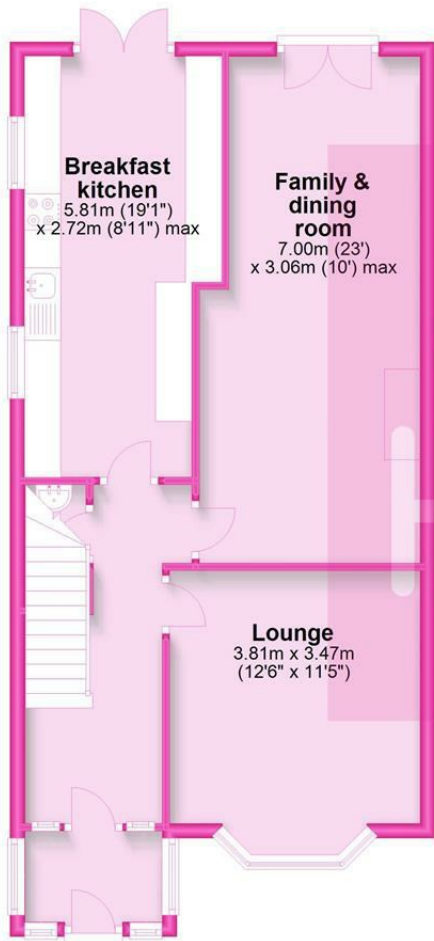
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Ground Floor

Approx. 61.8 sq. metres (665.4 sq. feet)

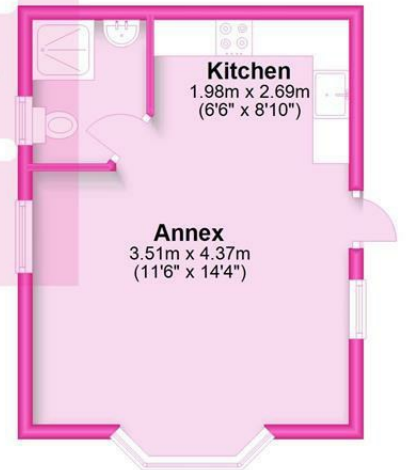


First Floor

Approx. 43.1 sq. metres (464.3 sq. feet)



Approx. 24.7 sq. metres (265.4 sq. feet)



Total area: approx. 129.6 sq. metres (1395.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		72	
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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