



20 Brook Road Urmston Manchester M41 5RY

Offers over £290,000

TWO DOUBLE BEDROOMS! HOME ESTATE AGENTS are delighted to offer for sale this well presented two double bedroom mid terrace situated on the always popular Brook Road. Ideally placed for local amenities, Trafford General Hospital and transport links. In brief, the property comprises entrance vestibule, welcoming hallway, lounge, dining room, modern, fitted, kitchen, shaped, landing, the two double bedrooms, and a spacious four piece bathroom suite. The property is warmed by gas central heating and is UPVC double glazed. Externally to the front of the property. There is a walled garden and pathway leading to the front door whilst to the rear. There is an enclosed courtyard garden. The property is in genuine 'move in' condition and is a credit to our client. To book your viewing call the team at HOME.

- Two double bedroom mid terrace
- Modern fitted kitchen
- Gas central heated
- Convenient position
- Lounge
- Spacious four piece bathroom
- Courtyard garden to the rear
- Dining room
- uPVC double glazed
- Well presented throughout

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Entrance vestibule

Door to the front and entrance to the hallway

Hallway

Glazed door to front with glazed top light. Original coved ceiling. Radiator and stairs to the first floor.

Lounge 12'9" x 11'6" (3.90m x 3.51m)

UPVC double glazed window to front, original, coved, ceiling and radiator. Feature fire surround with black granite hearth and back. Housing are leaving flame, gas fire. Double doors giving access to the dining room.

Dining room 12'9" x 12'4" (3.89m x 3.76m)

UPVC double glazed window to rear, under stairs, storage cupboard, and radiator. Cast-iron feature fire surround with hearth housing the living flame gas fire. Double doors giving access to the lounge. Open through to the kitchen.

Kitchen 10'6" x 7'5" (3.22m x 2.28m)

A comprehensive range of modern fitted wall and base units with a rolled edge, worktop over. Integrated hob, oven and extractor fan. Space for the appliances. Incorporating a single unit sink with mixer tap. Over the counter lighting, splash, tiling, spotlights, wooden effect, flooring and plinth heater gas central heating boiler. UPVC double glazed window to side and UPVC double glazed door giving access to the rear courtyard.

Shaped landing

Open balustrade and fitted storage cupboard.

Bedroom one 12'9" x 16'0" (3.91m x 4.90m)

Two UPVC double glazed windows to front and radiator.

Bedroom two 12'8" x 9'10" (3.87m x 3.00m)

UPVC double glazed window to rear and radiator.

Bathroom 8'5" x 7'5" (2.58m x 2.28m)

A piece suite comprises, low level WC, wash, hand basin, shower cubicle, and freestanding footed roll top bath. Tiling to complement, ladder, radiator, and UPVC double glazed window to rear.

Externally

Externally to the front of the property, there is a garden and pathway leading to the front door whilst to the rear there is an enclosed paved courtyard garden which is not directly overlooked.

Council tax

The property is council tax band B.

Tenure

The property is freehold.

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.

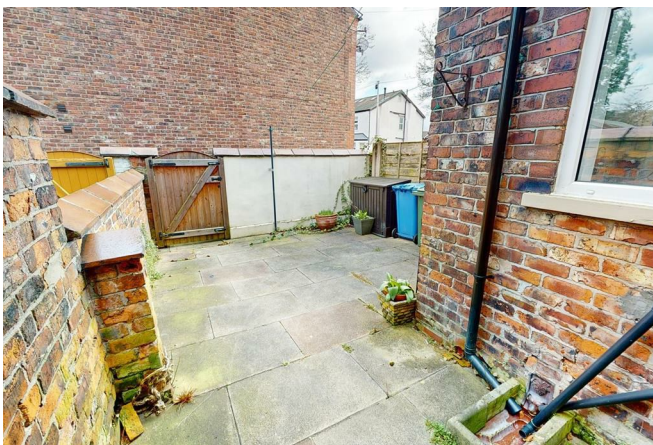
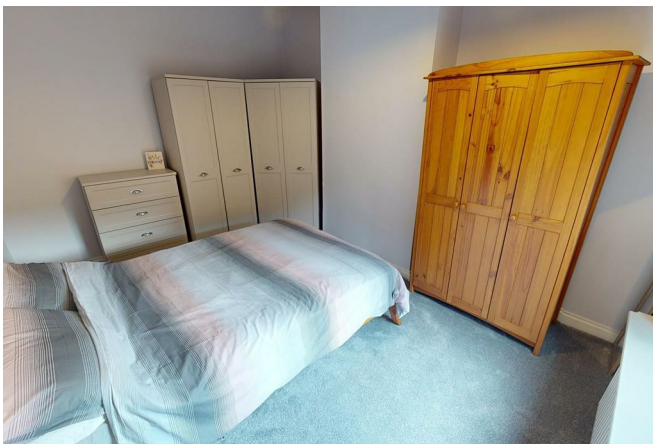


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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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Ground Floor

Approx. 46.2 sq. metres (497.6 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.3 sq. feet)



Total area: approx. 90.9 sq. metres (978.9 sq. feet)

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			
(55-68) D			
(39-54) E			
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