



1 Gilpin Road Urmston Manchester M41 9NE Offers over £299,999

POTENTIAL FOR EXTENDING! HOME ESTATE AGENTS are pleased to offer for sale this three bedroom semi detached property on the popular Gilpin Road. As the property boasts a generous plot there is genuine potential for extensions subject obtaining the required planning consent. In brief the accommodation comprises entrance vestibule, hallway, bay fronted lounge, fitted kitchen, shaped landing, the three well proportioned bedrooms, two piece bathroom suite & separate WC. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a mainly lanwed garden along with a driveway providing ample off road parking. The driveway continues to the side, leading to the detached garage. To the rear, which benefits from a sunny aspect, there is a paved patio area with lawned garden. The property is in need of some updating hence the realistic marketing price. Ideally placed for access into both Urmston & Stretford. To book your viewing call the team at HOME.

- Potential for extending*
- Bay fronted lounge
- Separate WC
- Popular location
- Three bedroom semi detached
- Kitchen
- Generous driveway
- Vestibule & hallway
- Two piece bathroom suite
- Detached garage

LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Vestibule

Double doors to the front. Entrance to the hallway.

Hallway

Door to the front with windows either side. Radiators and stairs leading to the first floor.

Lounge 21'5" x 10'6" (6.55m x 3.22m)

uPVC double glazed bay window to the front and uPVC double glazed window to the rear. Radiator.

Kitchen 10'1" x 7'4" (3.09m x 2.25m)

A range of fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sink with mixer tap. Space for appliances. uPVC double glazed box bay window to the rear. Door giving access to the side.

Shaped landing

Open balustrade. uPVC double glazed window to the side.

Bedroom one 12'2" x 10'7" (3.73m x 3.24m)

uPVC double glazed bay window to the front and radiator.

Bedroom two 10'7" x 7'6" (3.24m x 2.31m)

uPVC double glazed window to the rear and radiator.

Bedroom three 7'7" x 7'1" (2.32m x 2.17m)

uPVC double glazed window to the front, radiator and loft access.

Bathroom

A two piece suite comprises wash hand basin and bath with shower over. Tiling to compliment, radiator and uPVC double glazed window to the side.

Separate WC

A low level WC. Tiling to compliment. uPVC double glazed window to the side.

Garage

A detached garage with up and over door.

Externally

Externally to the front of the property there is a mainly lanwed garden along with a driveway providing ample off road parking. The driveway continues to the side, leading to the detached garage. To the rear, which benefits from a sunny aspect, there is a paved patio area with lawned garden.

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.



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



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



LOCAL EXPERTS THAT GET YOU MOVING

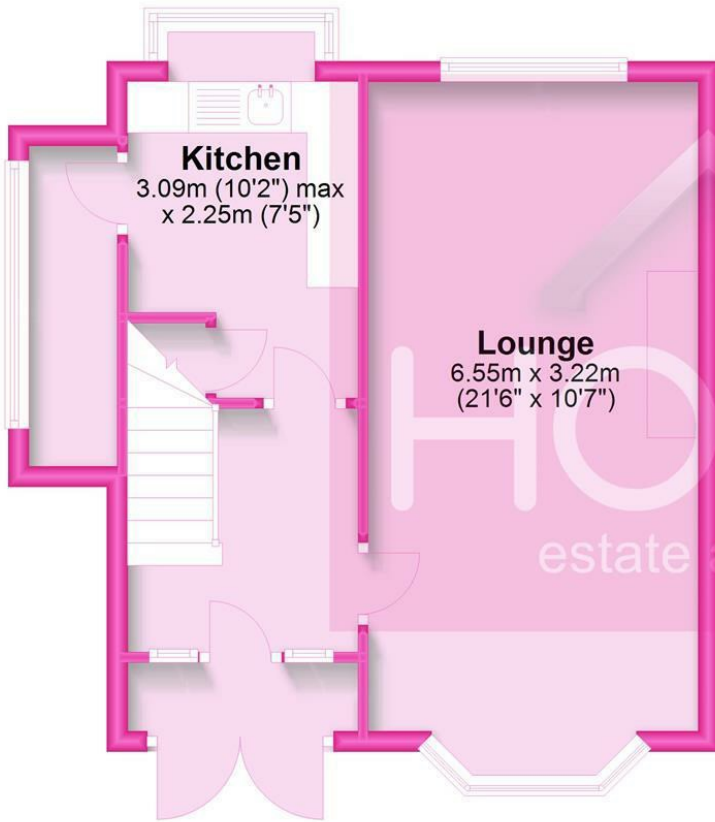
 www.homeestateagents.com



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

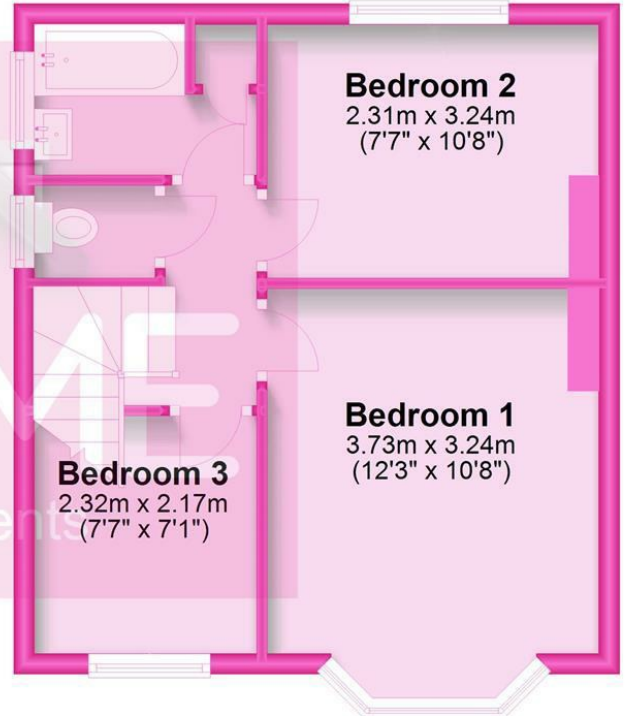
Ground Floor

Approx. 38.9 sq. metres (418.5 sq. feet)



First Floor

Approx. 34.1 sq. metres (366.9 sq. feet)



Total area: approx. 73.0 sq. metres (785.5 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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com



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