



125 Firwood Avenue Urmston Manchester M41 9PW

£310,000

POPULAR LOCATION! HOME ESTATE AGENTS are delighted to offer for sale this three bedroom semi detached property. In brief the accommodation comprises welcoming hallway, bay fronted lounge, dining kitchen, shaped landing, the three well proportioned bedrooms, a two piece bathroom suite & separate WC. The property is warmed by gas central heated & is uPVC double glazed. Externally to the front of the property there is a lawned garden along with a paved driveway accessed via wrought iron gates. The driveway continues to the side leading to the rear whilst to the rear there is a mainly lawned garden which benefits from a sunny aspect. Ideally placed for access into both Urmston & Stretford. To book your viewing call the team at HOME.

- Garden with sunny aspect
- Dining kitchen
- Gas central heated
- Popular location
- Three bedroom semi detached
- Bathroom & separate WC
- Driveway providing ample parking
- Bay fronted lounge
- uPVC double glazed
- Ideal for access into Urmston & Stretford

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Hallway

uPVC double glazed door to the front and uPVC double glazed window to the front. Wooden effect floor, radiator and stairs leading to the first floor.

Lounge 21'0" x 11'1" (6.42m x 3.38m)

uPVC double glazed bay window to the front and uPVC double glazed window to the rear. Wooden fire surround housing a living flame gas fire. Wooden effect floor and radiator.

Dining kitchen 23'3" x 8'11" (7.10m x 2.72m)

uPVC double glazed windows to the rear and the side. uPVC double glazed door leading to the side. A range of fitted wall and base units with a rolled edged worktop over. Incorporating a one and a half unit sink with mixer tap. Integrated hob, oven and extractor fan. Integrated fridge freezer. Space for other appliances. Wooden effect floor and radiator.

Shaped landing

uPVC double glazed window to the side, open balustrade and loft access.

Bedroom one 11'4" x 10'5" (3.46m x 3.18m)

uPVC double glazed bay window to the front and radiator.

Bedroom two 10'5" x 9'1" (3.18m x 2.78m)

uPVC double glazed window to the rear and radiator.

Bedroom three 6'9" x 7'10" (2.08m x 2.39m)

uPVC double glazed corner window, wooden effect floor and radiator.

Bathroom

A two piece suite comprises wash hand basin and corner bath with shower over. Tiling to compliment and tiled floor. uPVC double glazed window to the rear and radiator.

Separate WC

A low level WC. Tiling to compliment, tiled floor and uPVC double glazed window to the side.

Externally

Externally to the front of the property there is a lawned garden along with a paved driveway accessed via wrought iron gates. The driveway continues to the side leading to the rear whilst to the rear there is a mainly lawned garden which benefits from a sunny aspect.

Council tax

The property is council tax band C.

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 Manton - 9262084 Urmston - 04331861 Stretford - 08259553



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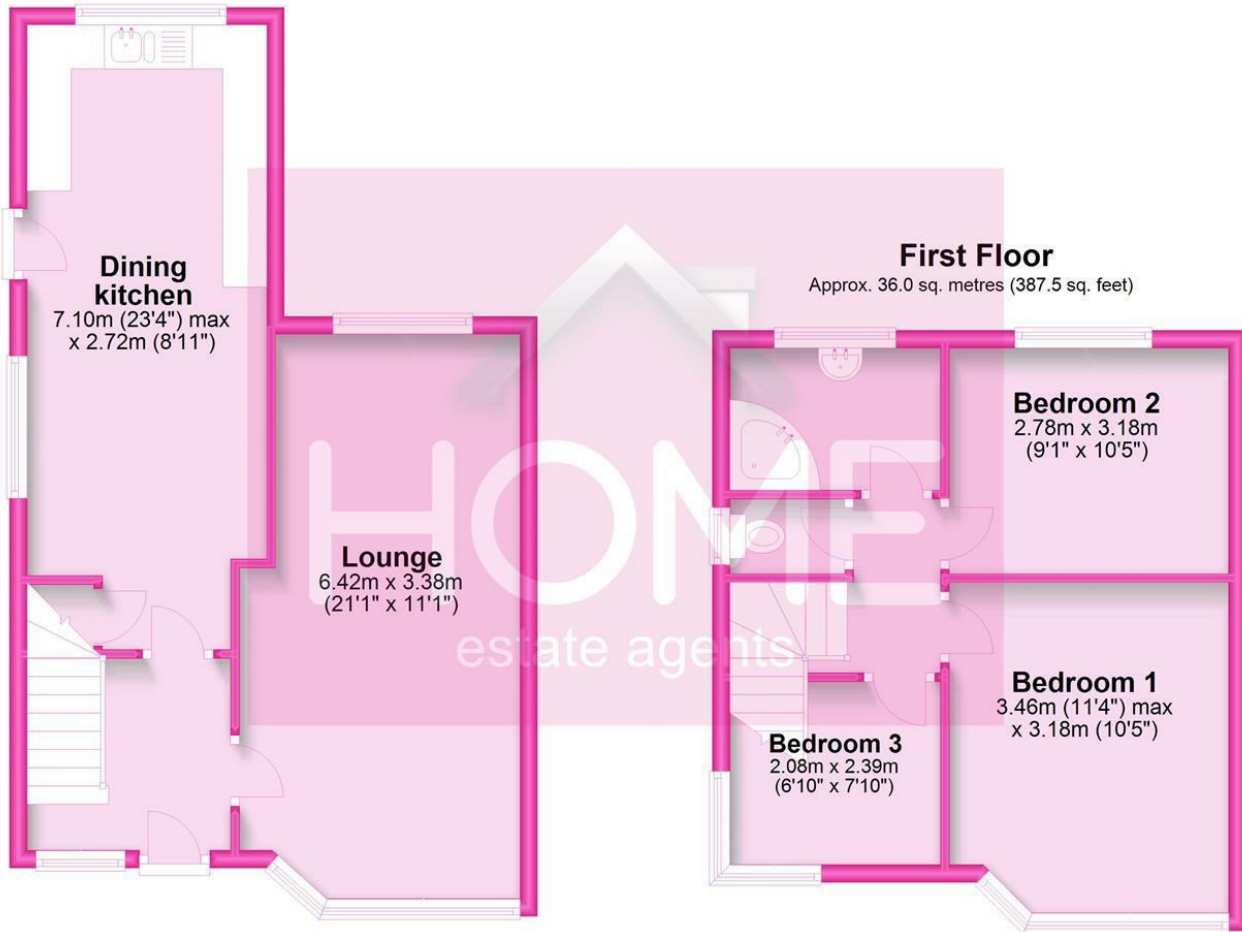
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Ground Floor

Approx. 43.8 sq. metres (471.5 sq. feet)



Total area: approx. 79.8 sq. metres (859.0 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			
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