



11 Greenfield Avenue Urmston Manchester M41 0XN

£485,000

EXTENDED TOWN CENTRE DETACHED! HOME ESTATE AGENTS are delighted to offer for sale this extended & beautifully presented three bedroom detached property located in the heart of Urmston town centre. With all the amenities Urmston has to offer on its doorstep, the property is ideally situated to benefit from the local shops, restaurants & bars the area has on offer. The accommodation comprises from hallway, downstairs WC, lounge, modern open plan kitchen diner, utility room, shaped landing, the three well proportioned bedrooms & a contemporary fitted bathroom suite. The property is warmed by gas central heating & is double glazed. Externally there is ample off road parking to the front whilst there are gardens to the both sides. Offering spacious, modern accommodation & highly recommended to view. To book your viewing call the team at HOME.

- An extended detached residence
- Spacious lounge
- Three piece bathroom
- Town centre location
- Corner Plot
- Dining room
- Gardens to both sides with potential to extend *subject to planning
- Downstairs WC
- Modern fitted kitchen
- Generous driveway



Entrance porch

uPVC double glazed double doors to the front and uPVC double glazed window to the front. Entrance to the hallway.

Hallway

Door to the front, wooden effect floor and radiator. Stairs leading to the first floor.

Lounge 20'11" x 10'11" (6.38m x 3.33m)

uPVC double glazed windows to front and rear. Feature fire surround housing a living flame gas fire. Coved ceiling and two radiators.

Dining room 7'11" x 13'4" (2.41m x 4.06m)

Open with the kitchen, uPVC double glazed door to the side and radiator. Wooden effect floor and spotlights.

Kitchen 7'4" x 15'5" (2.26m x 4.72m)

A range of fitted wall and base units with a rolled edged worktop over. Incorporating a single sink unit. Integrated dishwasher. Wooden effect floor, spotlights and spotlights. uPVC double glazed window to side and uPVC double glazed door to leading to the garden.

Utility room

uPVC double glazed window to the side. Fitted wall units with worktop over. Space for appliances. Gas central heating boiler.

Downstairs WC

A two piece suite comprises low level

WC and wash hand basin. Understairs storage cupboard.

Shaped landing

Open balustrade and uPVC glazed window to the side.

Bedroom one 11'3" x 11'0" (3.44m x 3.36m)

uPVC double glazed box bay window to the front and radiator.

Bedroom two 9'3" x 11'0" (2.83m x 3.37m)

uPVC double glazed window to the rear and radiator.

Bedroom three 8'1" x 8'1" (2.48m x 2.47m)

uPVC double glazed window to the rear and radiator.

Bathroom

A modern three piece suite comprises low level WC, wash hand basin and P-shaped bath with shower over. Tiling to compliment, radiator and uPVC double glazed window to the front.

Externally

Externally to the front of the property there is a resin driveway providing ample off road parking. To one side there is an ornate garden which is fenced for privacy, also a garden shed which has power sockets. To the other side of the house the property benefits from a lawned area which again is fenced for privacy.

Tenure

The property is freehold.

Council tax

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.

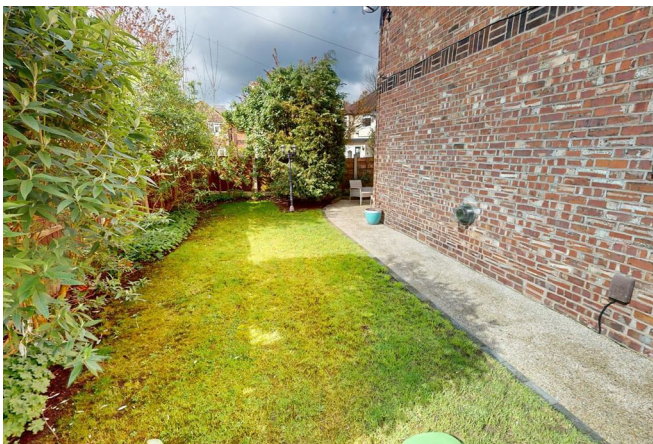


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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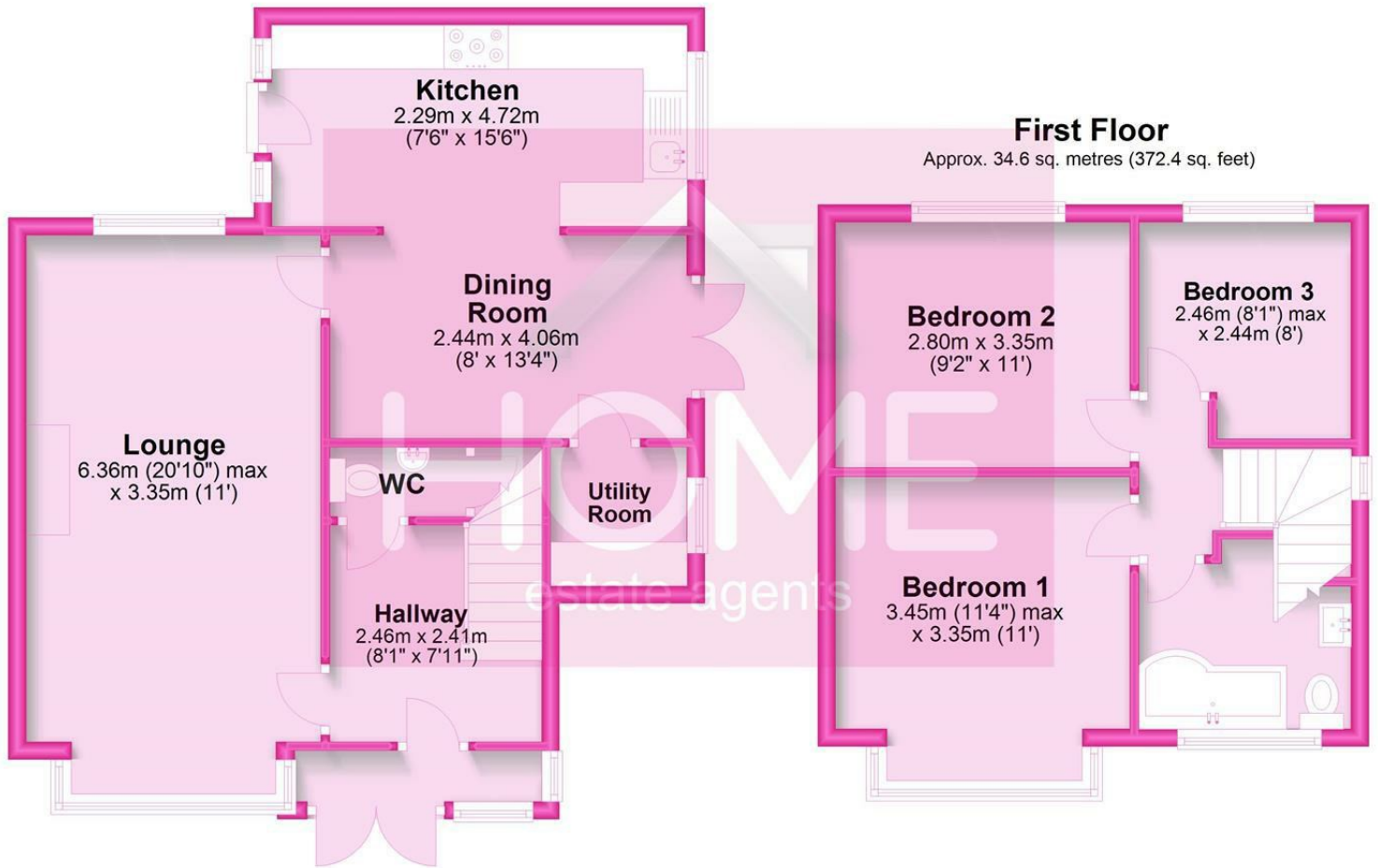
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Ground Floor

Approx. 54.8 sq. metres (589.4 sq. feet)



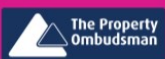
Total area: approx. 89.4 sq. metres (961.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(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			
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