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## 99 Southgate Urmston Manchester M41 9EQ

### £625,000

SUPERBLY PRESENTED! HOME ESTATE AGENTS are proud to offer for sale this beautifully presented four bedroom semi detached bungalow situated on the always popular Southgate in Urmston. If you are looking for a property in genuine 'move in' condition be sure to book your viewing to fully appreciate the quality throughout. In brief the accommodation comprises entrance porch, large lounge diner, modern kitchen, inner three of the four well proportioned bedrooms, four piece bathroom suite, shaped landing, the largest of the four bedrooms along with a three piece bathroom suite. Externally the space & quality continues with a generous mainly lanwed garden to the front whilst to the side there is a remote controlled wrought iron gate which leads the driveway & detached double garage. To the rear there is a block paved patio, lawned garden & pergola along with mature beds. There is external power & lighting. Ideally placed to enjoy the ever growing amenities of the area. To book your viewing call the team at HOME.

- Four bedroom semi detached bungalow
- Open plan lounge diner
- Modern kitchen
- Four piece family bathroom suite
- Three piece contemporary bathroom
- uPVC double glazed
- Overlooking Urmston meadows
- Driveway & detached double garage
- Genrous, well maintained gardens
- Popular location



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### Porch

uPVC double glazed door to the front with uPVC double glazed windows to three sides. Wooden effect floor and entrance through to the lounge diner.

### Lounge diner 13'3" x 27'0" (4.05m x 8.25m)

uPVC double glazed bay window to the front and uPVC double glazed window to the front. Wooden effect floor, spotlights, two radiators, understairs storage cupboard and stairs leading to the first floor. Exposed chimney breast housing a cast iron wood burning stove. Open through to the kitchen.

### Kitchen 11'2" x 10'11" (3.41m x 3.33m )

A range of fitted wall and base units with a butcher block worktop over. Display cabinets. Incorporating a Belfast style sink with mixer tap. Integrated hob and space for other appliances. Tiled to compliment, coved ceiling, spotlights and radiator. uPVC double glazed window to the rear and uPVC double glazed door leading to the rear garden.

### Inner hallway

Radiator.

### Family bathroom 11'2" x 5'6" (3.41m x 1.70m )

A four piece suite comprises low level WC, vanity wash hand basin, bath and shower cubicle. Tiling to compliment, underfloor heating, radiator and uPVC double glazed window to the rear.

### Bedroom two 10'2" x 10'5" (3.10m x 3.19m )

uPVC double glazed bay window to the front, coved ceiling, underfloor heating, wooden effect floor, spotlights and radiator.

### Bedroom three 11'2" x 9'10" (3.41m x 3.02m )

uPVC double glazed window to the rear, spotlights, wooden effect floor and radiator.

### Bedroom four 8'0" x 10'5" (2.44m x 3.20m )

uPVC double glazed window to the side, wooden effect floor, underfloor heating and radiator.

### Shaped landing

Open balustrade, Velux window and modern built in storage units.

### Bedroom one 9'10" x 16'6" (3.01m x 5.03m )

Two Velux windows and radiator. A range of built in storage units along with built in drawers.

### Bathroom 9'8" x 6'0" (2.96m x 1.85m )

A three piece suite comprises low level WC, vanity wash hand basin and free standing bath. Tiled floor, built in storage unit and Velux window.

### Externally

Externally the space and quality continues with a generous mainly lanwed garden to the front whilst to the side there is a remote controlled

wrought iron gate which leads the driveway and detached double garage. To the rear there is a block paved patio, lawned garden and pergola along with mature beds. There is external power and lighting.

### Detached double garage 23'1" x 13'8" (7.05m x 4.19m )

A detached brick garage with up and over door. Power and lighting.

### Council tax

The property is council tax band D.

### Tenure

The property is Leasehold with a ground rent of £5.00 payable.

### 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.

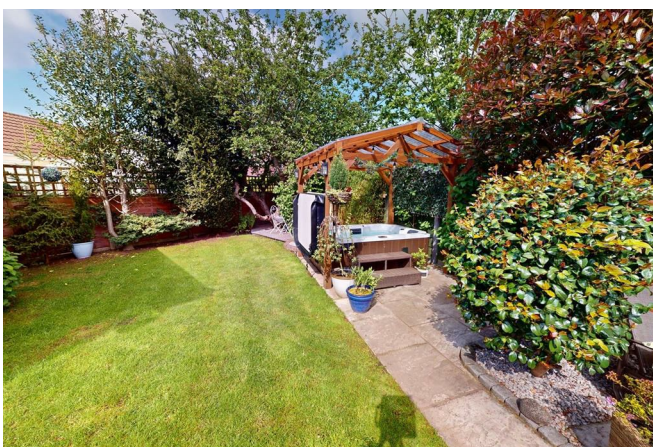


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Company Registration numbers Monton - 9262084 Urmoston - 04331861 Stretford - 08259553



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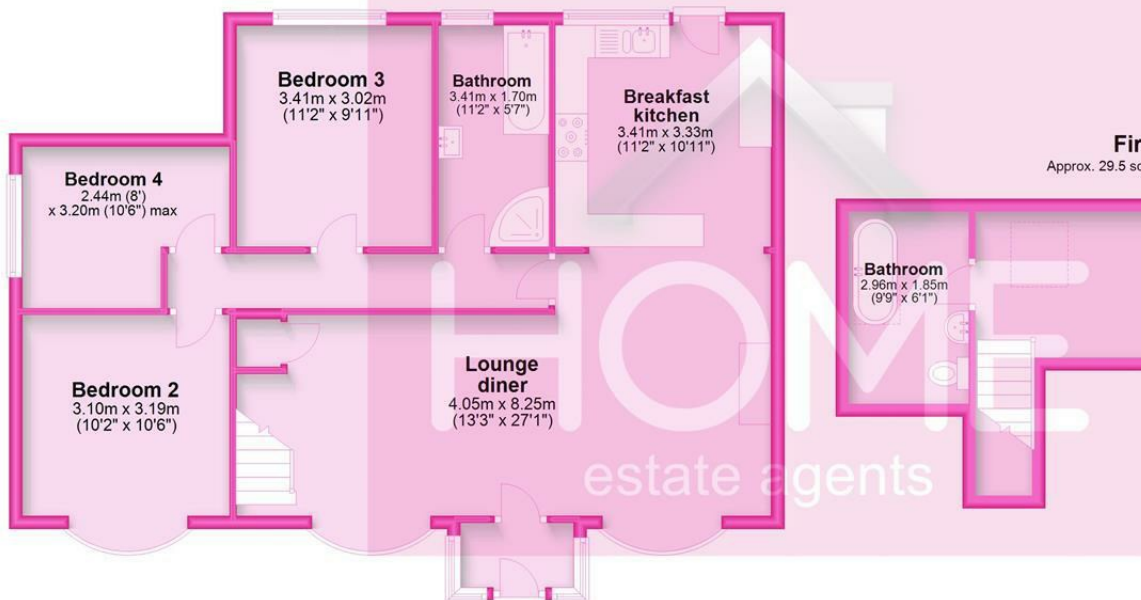
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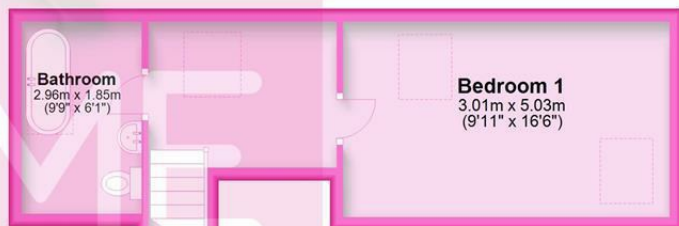
### Ground Floor

Approx. 83.8 sq. metres (902.4 sq. feet)



### First Floor

Approx. 29.5 sq. metres (317.8 sq. feet)



Total area: approx. 113.4 sq. metres (1220.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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