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4 Mount Drive Urmston Manchester M41 9PY
£425,000

STUNNING KITCHEN & FAMILY ROOM! HOME ESTATE AGENTS are delighted to offer for sale this thoughtfully extended three bedroom detached family residence. Ideally placed to enjoy the ever growing amenities of both Urmston & Stretford. In brief the accommodation comprises welcoming hallway, bay fronted lounge, extended 26ft kitchen & family room, shaped landing, the three well proportioned bedrooms, two piece shower room & separate WC. The property is warmed by gas central heating & and is double glazed. Externally to the front of the property there is a lawned garden along with a paved driveway providing ample off road parking. To the rear there is a generous paved patio with mainly lawned garden beyond. Conveniently positioned for the well regarded schools & transport links. To book your viewing call the team at HOME.

- Superbly presented throughout
- Open plan kitchen
- Separate WC
- Driveway for parking
- Three bedroom extended detached
- Kitchen & family room
- Bi-folding doors to rear garden
- Bay fronted lounge
- Two piece contemporary shower room
- Gardens front & rear



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Hallway

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

Lounge 20'8" x 10'4" (6.31m x 3.15m)

uPVC double glazed bay window to the front, wooden effect floor and contemporary radiator. Wooden fire surround with black granite hearth and cast iron surround housing a living flame gas fire.

Kitchen & family room 23'8" x 26'10" (7.22m x 8.18m)

uPVC double glazed windows to the side and the front. two set of double glazed bi-folding doors leading to the rear garden. A comprehensive range of fitted wall and base units with a rolled edged worktop over. Island with base units below and matching worktop along with breakfast bar. Incorporating a one and a half unit sink with mixer tap. Integrated hob, oven and extractor fan. Integrated microwave oven, fridge freezer and dishwasher. Space for other appliances. Tiling to compliment, wooden effect floor, two contemporary radiators and spotlights.

Shaped landing

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

Bedroom one 11'1" x 10'5" (3.38m x 3.19m)

uPVC double glazed bay window to the front and radiator.

Bedroom two 10'5" x 9'0" (3.19m x 2.76m)

uPVC double glazed window to the rear and radiator.

Bedroom three 6'11" x 7'10" (2.13m x 2.40m)

uPVC double glazed corner window and radiator.

Shower room

A modern two piece suite comprises wash hand basin with storage below and shower cubicle. Tiling to compliment and tiled floor. Ladder radiator and uPVC double glazed window to the rear.

Separate WC

A low level WC. Tiled floor and uPVC double glazed window to the side.

Externally

Externally to the front of the property there is a mainly lawned garden along with a paved driveway providing ample off road parking. To the rear there is a paved pathway and large paved patio area to enjoy the evening sun, all of which is fenced for privacy.

Tenure

The property is Freehold.

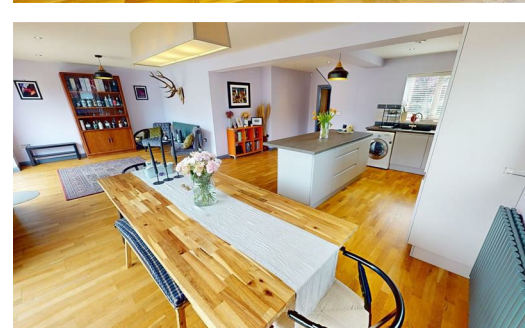
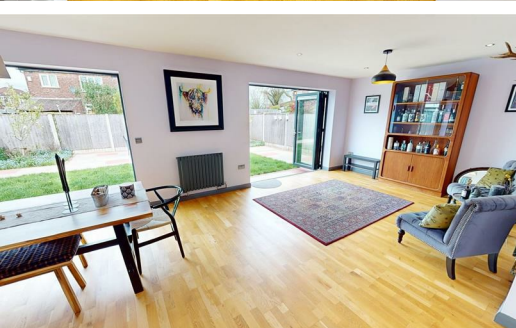
Council tax

The property is council tax band D.

Property disclaimer

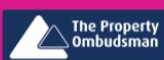
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document

(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.

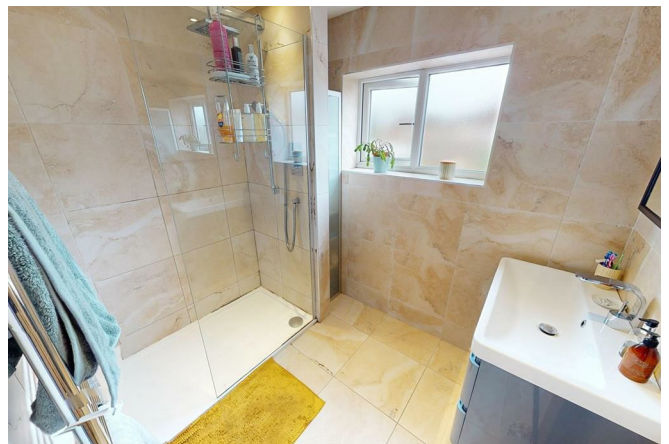
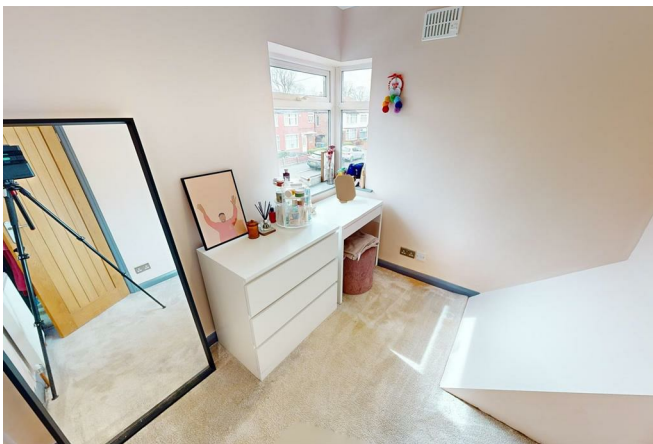


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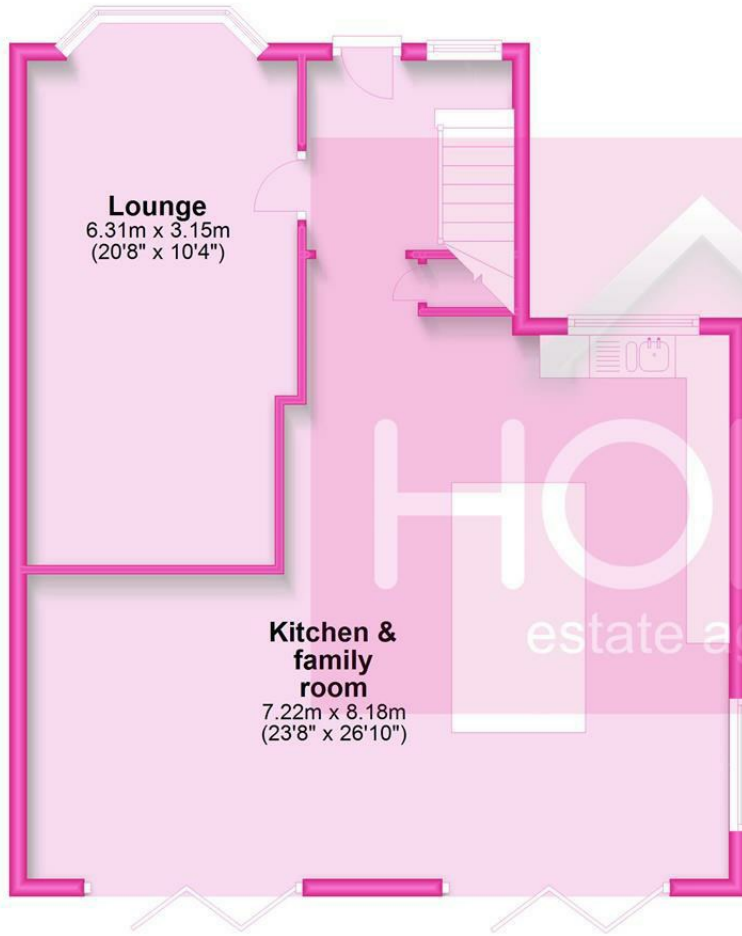
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Ground Floor

Approx. 70.2 sq. metres (755.5 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.0 sq. feet)



Total area: approx. 106.0 sq. metres (1140.5 sq. feet)

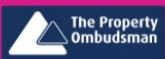
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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			
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