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2A Church Lane Sale Manchester M33 5QW

£450,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are privileged to offer for sale this much loved three bedroom detached family residence which is being sold with no vendor chain. The ground floor comprises welcoming hallway, bay fronted lounge, dining room, fitted kitchen & conservatory. To the first floor there are the three well proportioned bedrooms along with a two piece bathroom suite & separate WC. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front there is a lawned garden along with a paved driveway which leads to the detached garage. The rear garden boasts generous mainly lawned garden. Due to the nature of the plot there is genuine potential for further extensions subject to obtaining the required planning consent. Ideally placed for the well regarded schools, & amenities. To book your viewing call the team at HOME.

- No vendor chain
- Dining room
- Bathroom & separate WC
- Detached garage
- Three bedroom detached
- Conservatory
- Potential for extensions
- Lounge
- Fitted kitchen
- Large driveway



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Hallway

UPVC double glazed door to front and UPVC double glazed bay window to front. Radiator and large under stairs storage cupboard. Stairs leading to the first floor.

Lounge 12'7" x 1089'2" (3.86m x 332m)

UPVC double glazed bay window to front, wall, lights and radiator. Wooden fire surround with back and hearth housing a living flame gas fire.

Dining room 12'7" x 10'10" (3.85m x 3.32m)

Wall mounted gas, fire and radiator. Door leading through to the conservatory with windows either side.

Kitchen 8'2" x 8'8" (2.49m x 2.65m)

A comprehensive range of fitted wall and base units with a rolled, edged worktop over. Incorporating a single unit sink with mixer tap. Space for appliances. Splash, tiling and radiator. UPVC double glazed window to rear and UPVC double glazed door leading to the side.

Conservatory 9'5" x 9'11" (2.88m x 3.04m)

Glazed on two sides and door giving access to the rear garden. Wooden effect flooring.

Shaped landing

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

Bedroom one 13'1" x 10'9" (3.99m x 3.28m)

UPVC double glazed bay window to front and radiator.

Bedroom one 10'9" x 12'0" (3.28m x 3.67m)

uPVC double glazed window to the rear and radiator.

Bedroom three 7'10" x 8'7" (2.39m x 2.62m)

uPVC double glazed window to the rear and radiator.

Bathroom

A two piece suite comprises wash hand basin and bath. Tiling to compliment, uPVC double glazed window to the side and radiator. Built in storage cupboard.

Separate WC

A low level WC. uPVC double glazed window to the front.

Externally

Externally to the front there is a lawned garden along with a paved driveway which leads to the detached garage. The rear garden boasts generous mainly lawned garden. Due to the nature of the plot there is genuine potential for further extensions subject to obtaining the required planning consent.

Detached garage

A detached garage with up and over door to the front.

Tenure

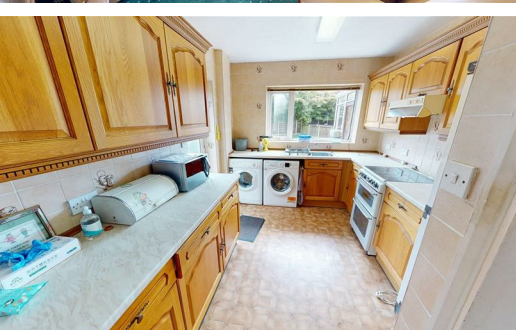
The property is leasehold with an annual ground rent of £15.

Council tax

The property is council tax band D.

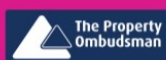
Property disclaimer

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



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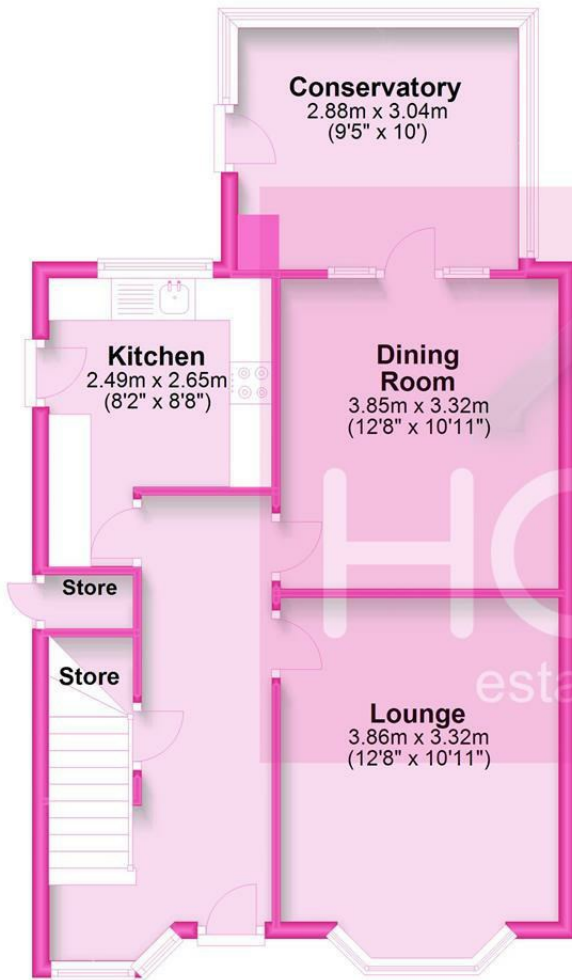
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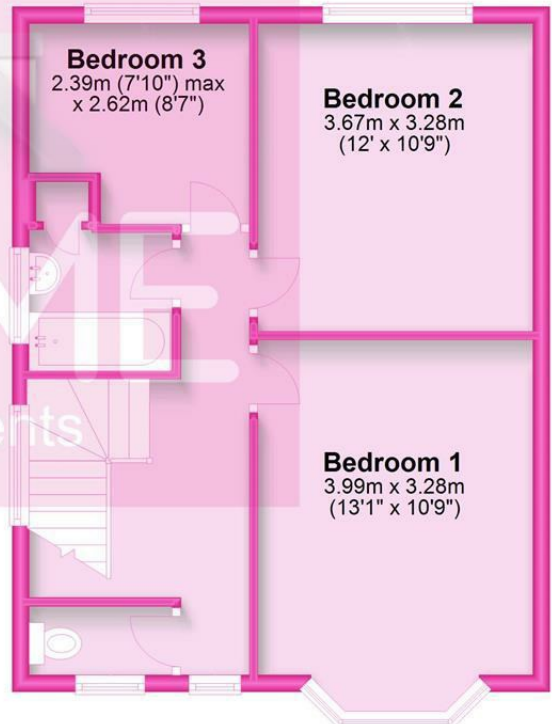
Ground Floor

Approx. 56.9 sq. metres (613.0 sq. feet)



First Floor

Approx. 47.6 sq. metres (511.9 sq. feet)



Total area: approx. 104.5 sq. metres (1124.8 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			
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