



## 'Redmayne' 31 Grangethorpe Road Urmston Manchester M41 9HT

### Offers over £650,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are privileged to offer for sale this much loved four bedroom detached residence situated on one of the areas premier roads. Coming to the market for the first time in over 50 years, this really has been a family home in ever sense. In brief the ground floor comprises welcoming hallway, downstairs WC, bay fronted dining room, spacious lounge, morning room & fitted kitchen. To the first floor there are the four well proportioned bedrooms, the three piece bathroom suite & separate WC. Externally to the front of the property there is a large block paved driveway leading to the integral garage. To the rear, which benefits from a southerly aspect, there is a generous paved patio area, further patio & a mainly lawned garden with mature deep beds. There is a garden shed & the garden is fenced for privacy. Ideally placed for the well regarded schools, transport links & the ever growing amenities of the area. To book your viewing call the team at HOME.

- Four bedroom detached
- Lounge
- Downstairs WC
- Driveway & integral garage
- No vendor chain
- Morning room
- Bathroom & separate WC
- Bay fronted dining room
- Fitted kitchen
- Garden with southerly aspect



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### Hallway

uPVC double glazed door to the front and uPVC double glazed surround. Plate rack, radiator and stairs leading to the first floor.

### Dining room 15'0" x 12'4" (4.59m x 3.77m )

uPVC double glazed bay window to the front, coved ceiling and radiator. Inglenook fireplace with uPVC double glazed windows. Open through to the lounge.

### Lounge 17'6" x 13'3" (5.34m x 4.04m )

uPVC double glazed box bay to the rear and uPVC double glazed door leading to the rear garden. Inglenook fireplace with uPVC double glazed windows along with a feature fireplace. Plate rack, wall lights and radiator. Open through to the dining room.

### Morning room 12'4" x 7'9" (3.77m x 2.38m)

uPVC double glazed window to the rear, wooden effect floor and radiator. Built in storage cupboard and separate cupboard housing the gas central heating boiler.

### Kitchen 11'4" x 6'9" (3.47m x 2.08m )

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. Space for other appliances. Splash tiling and access through to the garage. uPVC double glazed window to the rear and uPVC double glazed door to the side.

### Downstairs WC

A two piece suite comprises low level WC and wash hand basin. Splash tiling.

### Shaped landing

Open balustrade and fitted storage cupboard.

### Bedroom one 13'2" x 13'8" (4.03m x 4.17m )

uPVC double glazed window to the rear and radiator. A range of fitted wardrobes with ample hanging and shelving space. Fitted bedside cabinets, dresser and shelving.

### Bedroom two 15'0" x 11'10" (4.58m x 3.61m )

uPVC double glazed bay window to the front and radiator.

### Bedroom three 8'3" x 10'6" (2.54m x 3.22m )

uPVC double glazed window to the front and radiator.

### Bedroom four 6'0" x 8'2" (1.85m x 2.50m )

Two uPVC double glazed windows to the rear and radiator.

### Bathroom

A three piece suite comprises vanity wash hand basin, bath and shower cubicle. Tiling to compliment, radiator and uPVC double glazed window to the rear.

### Separate WC

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

### Garage 17'5" x 10'5" (5.31m x 3.18m )

Up and over door to the front. Door giving access to the side. Power and lighting.

### Externally

To the front of the property there is a large block paved driveway leading to the integral garage. To the side there is a block paved pathway leading to the rear garden. To the rear, which benefits from a southerly aspect, there is a

generous paved patio area, further patio and a mainly lawned garden with mature deep beds. There is a garden shed and the garden is fenced for privacy.

### Tenure

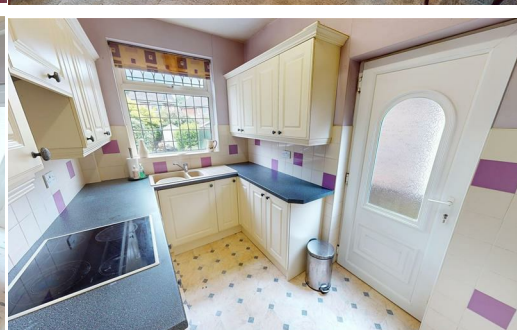
The property is Leasehold with a ground rent of £7.00 payable annually.

### Council tax

The property is council tax band D.

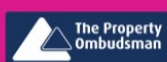
### Property disclaimer

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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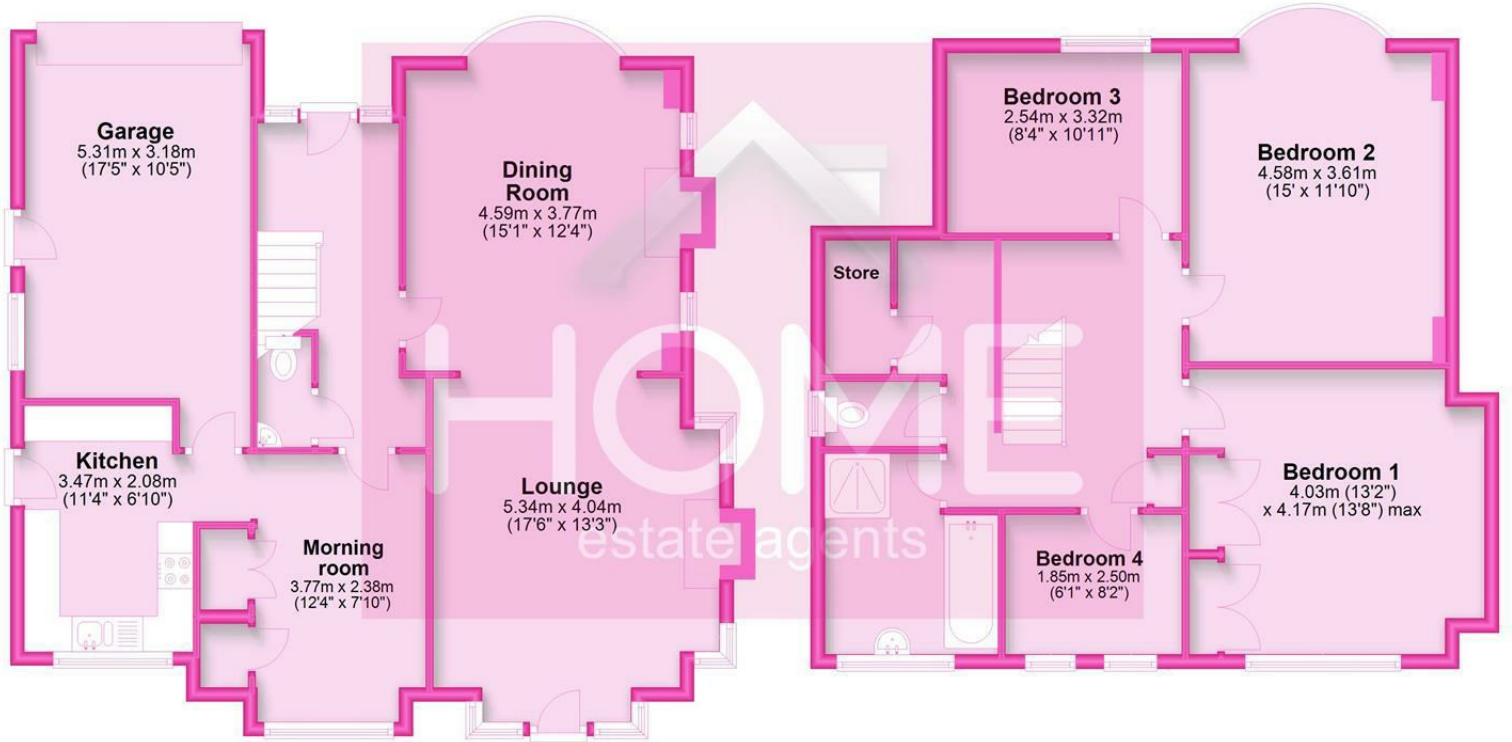
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### Ground Floor

Approx. 85.0 sq. metres (915.4 sq. feet)

### First Floor

Approx. 71.9 sq. metres (773.5 sq. feet)



Total area: approx. 156.9 sq. metres (1688.9 sq. feet)

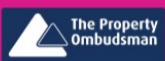
| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (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 |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |



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