



28 Sandsend Road. Urmston Manchester M41 7AW

Offers over £499,999

SOUTHERLY FACING REAR GARDEN! HOME ESTATE AGENTS are delighted to offer for sale this well appointed three bedroom extended detached family residence situated a short walk from Urmston town centre. In brief the accommodation comprises entrance porch, sitting room, spacious lounge, dining room, fitted extended kitchen, shaped landing, the three well proportioned bedrooms & modern three piece bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a lawned garden along with a paved driveway providing ample off road parking. The driveway continues to the garage located to the rear. To the southerly facing rear there is a patio area with paved pathway along with a mainly lawned garden which is fenced for privacy. Ideally placed to enjoy the ever growing amenities of the area, the well regarded schools & transport links. To book your viewing call the team at HOME.

- Popular Urmston location
- Lounge with Inglenook fireplace
- Modern bathroom suite
- Three bedroom detached home
- Ideal for amenities
- Dining room
- Garden with southerly aspect
- Sitting room
- Extended kitchen
- Driveway & detached garage



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Entrance porch

uPVC double glazed double doors to the front and uPVC double glazed windows to three sides.

Sitting room 10'11" x 10'11" (3.35m x 3.33m)

Door to front with glazed surround. Two uPVC double glazed windows to the side, coved ceiling and picture rail. Wooden effect floor and radiator.

Lounge 16'6" x 12'7" (5.05m x 3.86m)

uPVC double glazed bay window to the front and two more uPVC double glazed windows set within the Inglenook fireplace. Feature fireplace with multi fuel burning stove. Plate rack, wooden effect floor and radiator.

Inner hallway

Wooden effect floor and stairs leading to the first floor.

Extended kitchen 10'4" x 7'6" (3.17m x 2.29m)

A comprehensive range of fitted wall and base units with a rolled edged worktop over. Integrated hob, oven and extractor fan. Integrated microwave and space for other appliances. Incorporating a single unit sink with mixer tap. Splash tiling, spotlights and radiator. uPVC double glazed window to the side and uPVC double glazed French doors leading to the rear garden. Understairs storage cupboard. Worcester gas central heating boiler.

Dining room 8'3" x 8'4" (2.53m x 2.56m)

uPVC double glazed on two sides and radiator.

Shaped landing

uPVC double glazed bay window to the rear and open balustrade.

Bedroom one 13'4" x 12'9" (4.08m x 3.89m)

uPVC double glazed bay window to the front, picture rail and radiator.

Bedroom two 13'4" x 10'11" (4.08m x 3.34m)

uPVC double glazed window to the front, picture rail and radiator.

Bedroom three 8'11" x 7'11" (2.72m x 2.42m)

uPVC double glazed window to the rear, picture rail and radiator.

Bathroom

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

Externally

To the front of the property there is a lawned garden along with a paved driveway providing ample off road parking. The driveway continues to the garage located to the rear. To the southerly facing rear there is a patio area with paved pathway along with a mainly lawned garden which is fenced for privacy.

Detached garage

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

Tenure

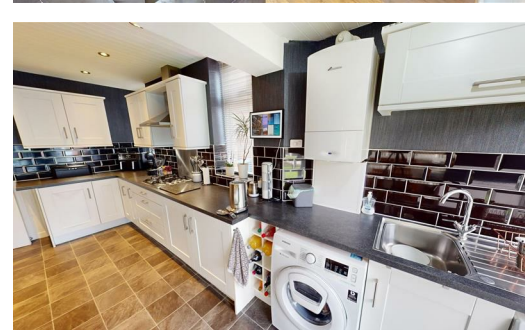
The property is leasehold with a ground rent of £5.00 payable annually.

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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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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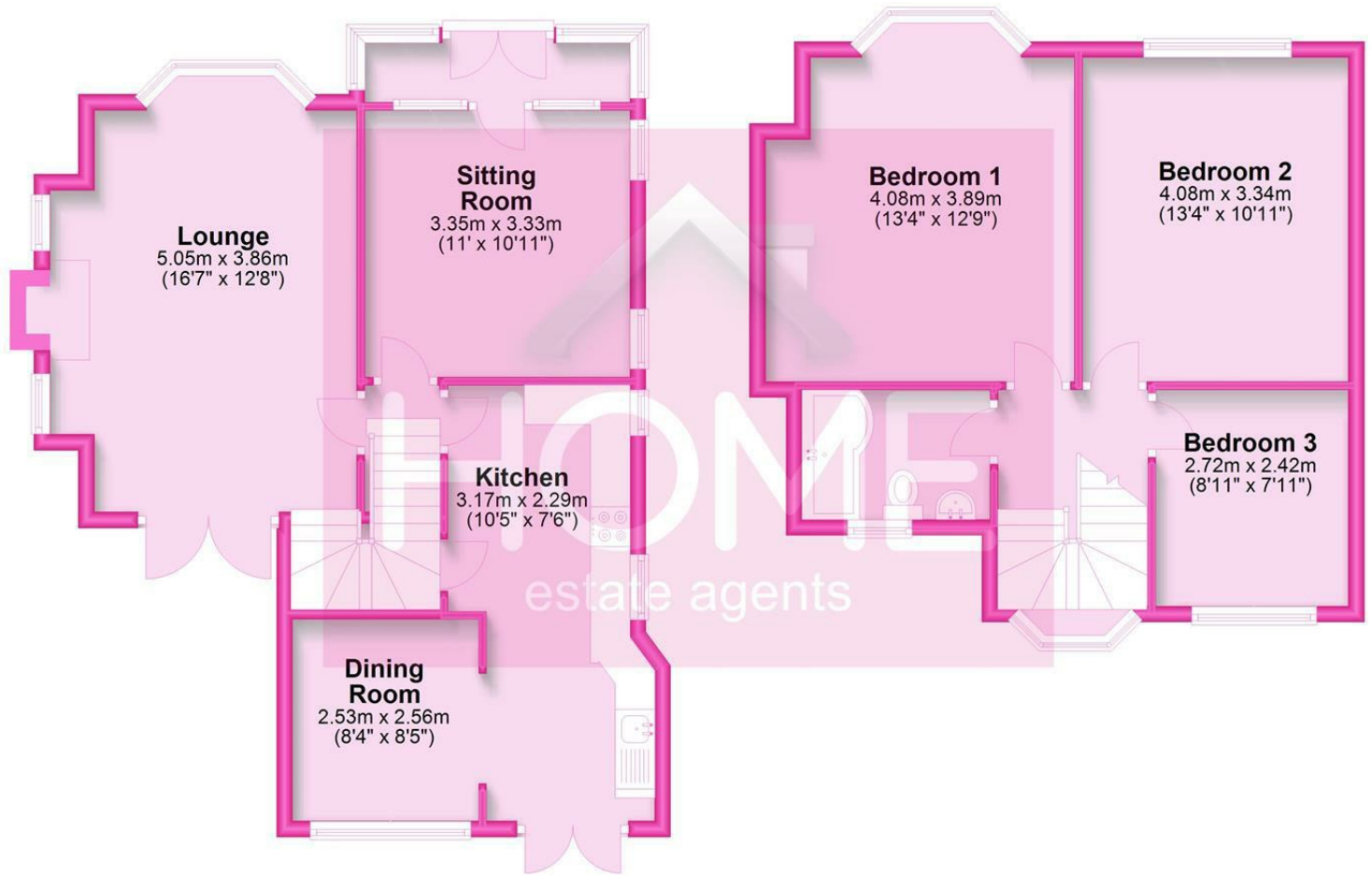
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Ground Floor

Approx. 56.4 sq. metres (607.5 sq. feet)

First Floor

Approx. 45.8 sq. metres (492.7 sq. feet)



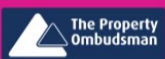
Total area: approx. 102.2 sq. metres (1100.2 sq. feet)

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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