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43 George Street Urmston Manchester M41 9BA
Offers over £260,000

HOME ESTATE AGENTS are delighted to offer for sale this well appointed two bedroom extended mid terrace property. Ideally placed to enjoy the ever growing amenities of the area & transport links. In brief the accommodation comprises sitting room, spacious lounge, extended 'eat in' kitchen, shaped landing, the two well proportioned bedrooms & three piece bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. Externally to the rear, which enjoys a sunny aspect there is a paved patio area with lawned garden beyond. In genuine 'move in' condition & must be viewed to be appreciated. To book your viewing call the team at HOME.

- Ideal for Urmston town centre
- Two bedroom mid terrace
- Extended to the rear
- Sitting room
- Large lounge
- 'Eat in' kitchen
- Three piece bathroom suite
- Gas central heated
- uPVC double glazed
- Garden with sunny aspect



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Sitting room 10'5" x 12'1" (3.18m x 3.69m)

uPVC double glazed door to the front and uPVC double glazed window to the front. Wood floor, ornate period fireplace and radiator.

Lounge 13'9" x 12'1" (4.20m x 3.69m)

uPVC double glazed window to the rear, understairs storage cupboard and radiator. Wooden effect floor.

Extended 'eat in' kitchen 17'9" x 6'5" (5.42m x 1.98m)

A range of fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sink with mixer tap. Integrated hob, oven and extractor fan. Space for other appliances. Splash tiling, tiled floor and radiator. uPVC double glazed windows to the side and the rear. uPVC double glazed door leading to the rear.

Landing

Closed balustrade.

Bedroom one 10'5" x 12'0" (3.19m x 3.67m)

uPVC double glazed window to the front, loft access and radiator. Ornate cast iron fireplace.

Bedroom two 11'8" x 5'6" (3.58m x 1.70m)

uPVC double glazed window to the rear and radiator.

Bathroom

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

Externally

To the rear, which enjoys a sunny aspect there is a paved patio area with lawned garden beyond.

Tenure

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

Council tax

The property is council tax band B.

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 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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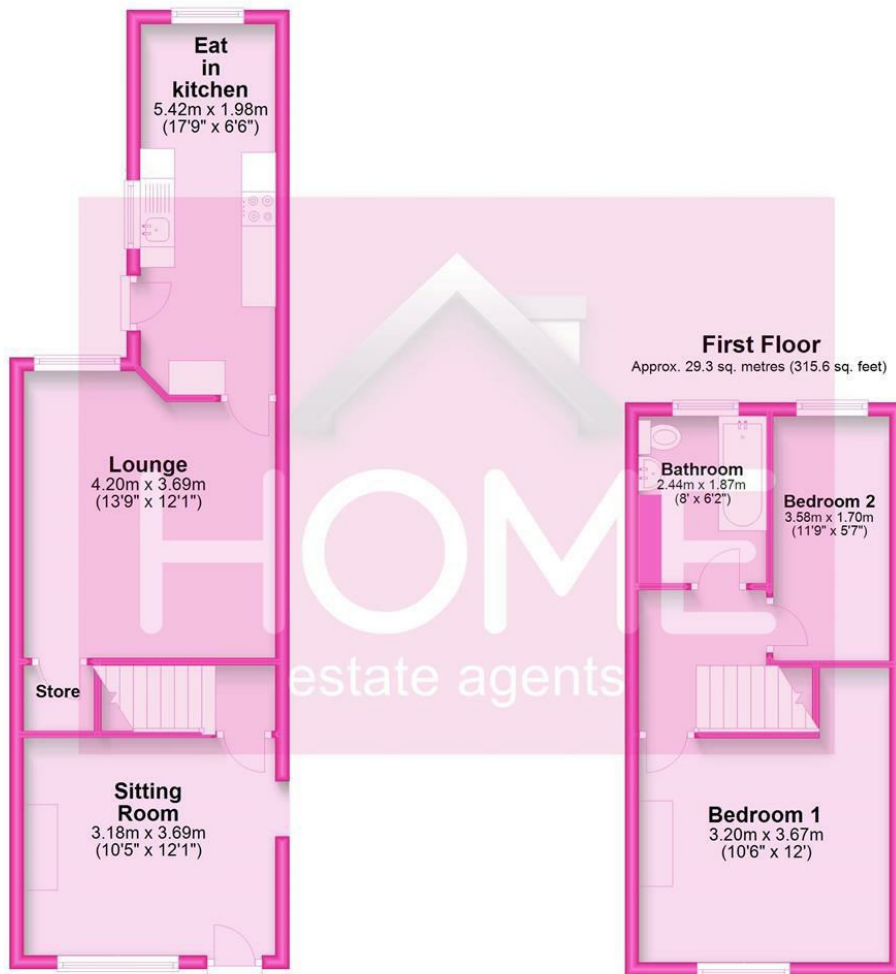
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Ground Floor

Approx. 41.2 sq. metres (442.9 sq. feet)



Total area: approx. 70.5 sq. metres (758.5 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			
(21-38) F			
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