



## 114 Firwood Avenue Urmston Manchester M41 9QF

### £365,000

EXTENDED TO THE REAR! HOME ESTATE AGENTS are privileged to offer for sale this well appointed & tastefully extended semi detached family residence situated on the popular Firwood Avenue in Urmston. Thoughtfully extended & must be viewed to be fully appreciated. In brief the accommodation comprises welcoming hallway, downstairs WC, spacious lounge, extended breakfast kitchen & family room, shaped landing, the three well proportioned bedrooms & a three piece bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front there is a pleasant garden & driveway providing ample off road parking. To the rear there is an enclosed garden along with a garden building which could be used in a variety of ways. Ideally placed for the well regarded schools, amenities & transport links. To book your viewing call the team at HOME.

- Extended to the rear
- Bay fronted lounge
- uPVC double glazed
- Gardens front & rear
- Three bedroom semi detached
- Extended breakfast kitchen
- Gas central heating
- Downstairs WC
- Three piece bathroom suite
- Driveway for parking



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### Entrance hallway

Composite double glazed door to the front.

### Downstairs WC 4'3" x 3'4" (1.30m x 1.02m)

A two piece suite comprises low level WC and vanity wash hand basin. Tiling to compliment and tiled floor. uPVC double glazed window to the front and radiator.

### Hallway 7'5" x 8'0" (2.28m x 2.45m)

Door to the front. Wooden effect floor and contemporary radiator. Stairs leading to the first floor.

### Lounge 22'5" x 11'0" (6.85m x 3.36m)

uPVC double glazed bay window to the front with plantation shutters. Wood floor and radiator.

### Extended breakfast kitchen 18'3" x 22'8" (5.58m x 6.92m)

uPVC double glazed windows to the rear and the side. uPVC double glazed French doors giving access to the rear garden. A comprehensive range of match fitted wall and base units with a rolled edged worktop over. Centre island with storage units below. Incorporating a single unit sink with mixer tap. Integrated hob, oven and extractor fan. Integrated fridge and freezer. Tiled floor and radiator.

### Shaped landing

Open balustrade and uPVC double glazed window to the side.

### Bedroom one 9'7" x 12'0" (2.94m x 3.68m)

uPVC double glazed bay window to the front with fitted plantation shutters. Wood floor and radiator. A range of fitted wardrobes with ample hanging and shelving space. Fitted drawers and overhead storage cupboards.

### Bedroom two 9'7" x 9'6" (2.94m x 2.92m)

uPVC double glazed window to the rear and radiator.

### Bedroom three 7'6" x 8'0" (2.29m x 2.46m)

uPVC double glazed corner window and radiator.

### Bathroom 7'10" x 9'2" (2.41m x 2.81m)

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

### Externally

Externally to the front there is a pleasant garden and driveway providing ample off road parking. To the rear there is an enclosed garden along with a garden building which could be used in a variety of ways.

### Tenure

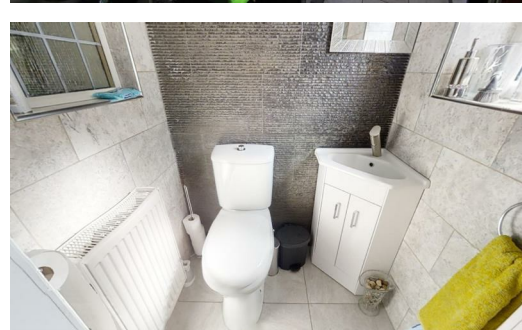
The property is Freehold.

### Council tax

The property is council tax band C.

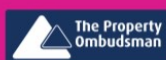
### Property disclaimer

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

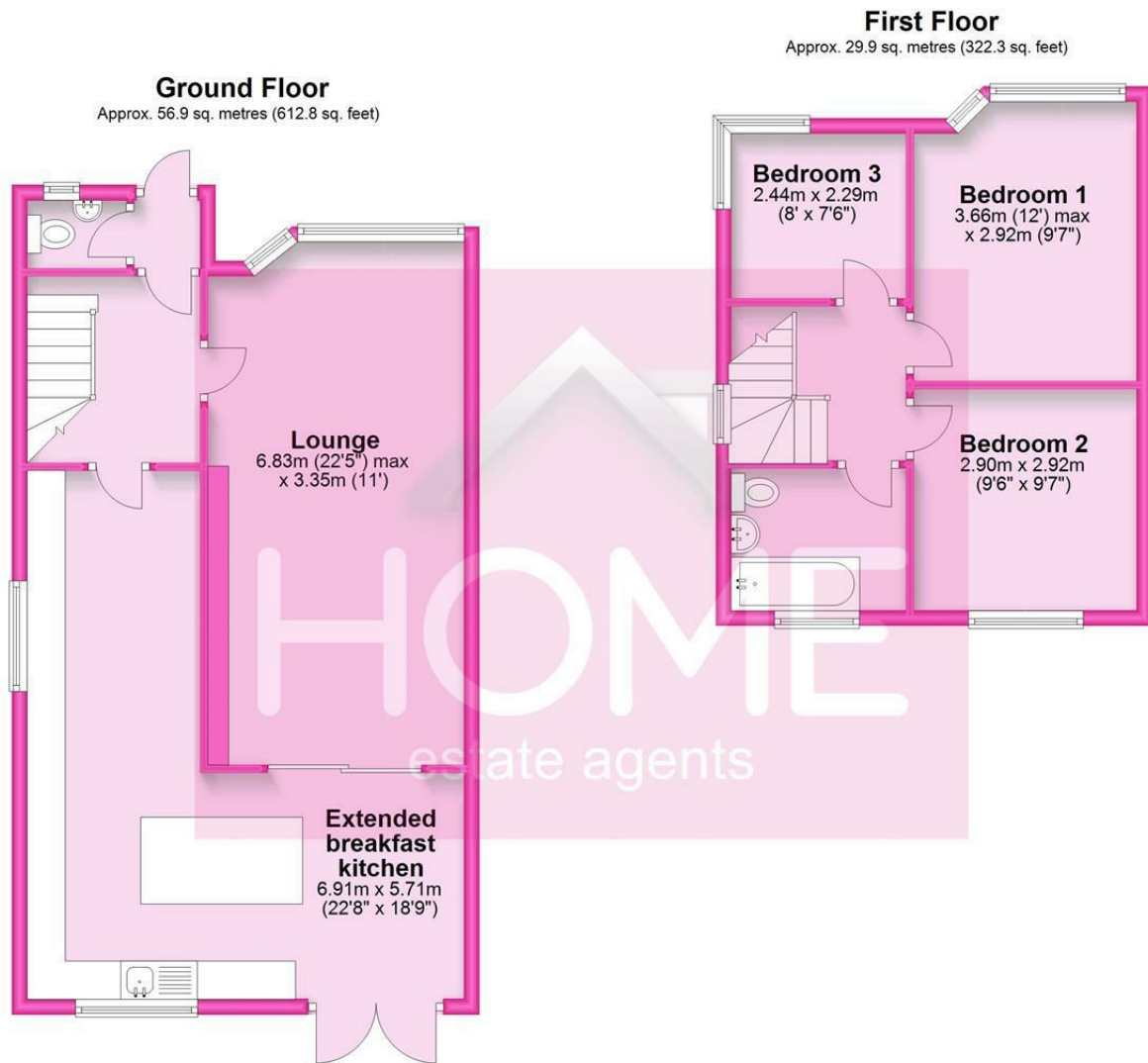


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - 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>		
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