



Coll Drive, Urmston
Manchester



In Excess of £400,000

Coll Drive

Urmston, Manchester

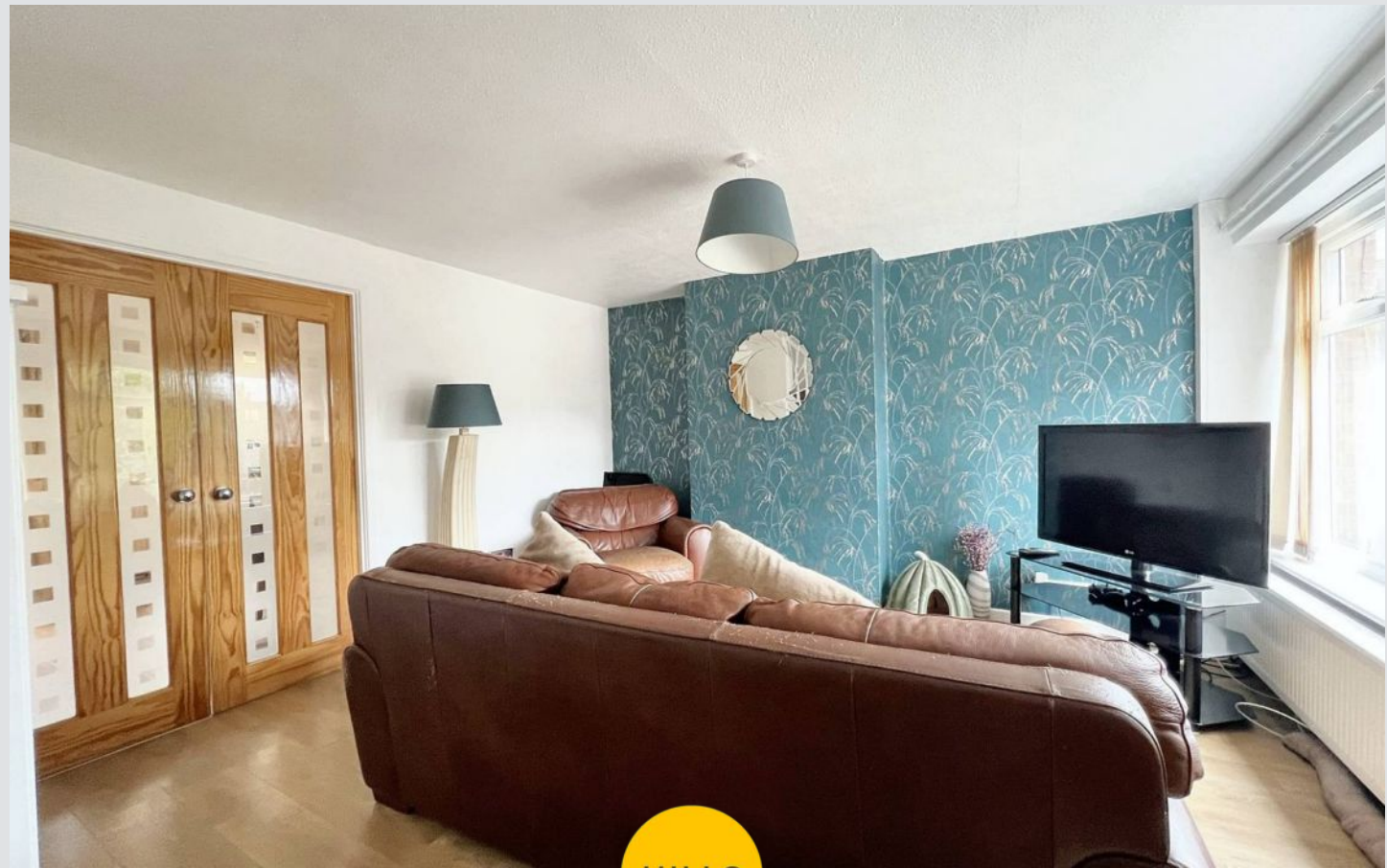
Extensively extended four bed family home with three reception rooms, extended kitchen, spacious bedrooms, family & shower room, off-road parking for at least four cars, eco-friendly solar panels, proximity to Trafford amenities & transport links.

Ideal for families.

Council Tax band: C

Tenure: Freehold

- Extensively Extended Family Home Situated at the Top of a Quiet Cul De Sac
- Three Reception Rooms
- Extended Fitted Kitchen with Range Cooker & Separate Utility Room
- Four Generously Sized Bedrooms
- Family Bathroom, Shower Room & Guest W.C.
- Private Low Maintenance Rear Garden with Garden Shed, External Water Taps to Both Front and Rear Gardens
- Off Road Parking to the Front for at Least Four Cars
- Complete with Solar Panels and Boarded and Lined Loft Space Providing Storage with Light and Ladders
- Excellently Located within Walking Distance to Trafford Retail Park & The Trafford Centre
- Close to Brilliant Local Amenities Including Schools and Well Served by Public Transport & Motorway Links



HILLS



Entrance Hallway

Lounge

12' 9" x 14' 3" (3.89m x 4.35m)

Sitting Room

13' 11" x 6' 11" (4.24m x 2.12m)

Dining Room

10' 4" x 14' 3" (3.15m x 4.35m)

Utility Room

7' 4" x 6' 11" (2.23m x 2.12m)

Kitchen

8' 0" x 7' 4" (2.43m x 2.24m)

Downstairs W.C.

Landing

Bedroom One

14' 0" x 8' 1" (4.27m x 2.46m)

Bedroom Two

16' 10" x 6' 11" (5.14m x 2.11m)

Bedroom Three

9' 0" x 8' 1" (2.75m x 2.46m)

Bedroom Four

9' 10" x 6' 0" (3.00m x 1.83m)

Bathroom

6' 4" x 7' 3" (1.93m x 2.21m)

Shower Room

5' 3" x 4' 8" (1.60m x 1.42m)



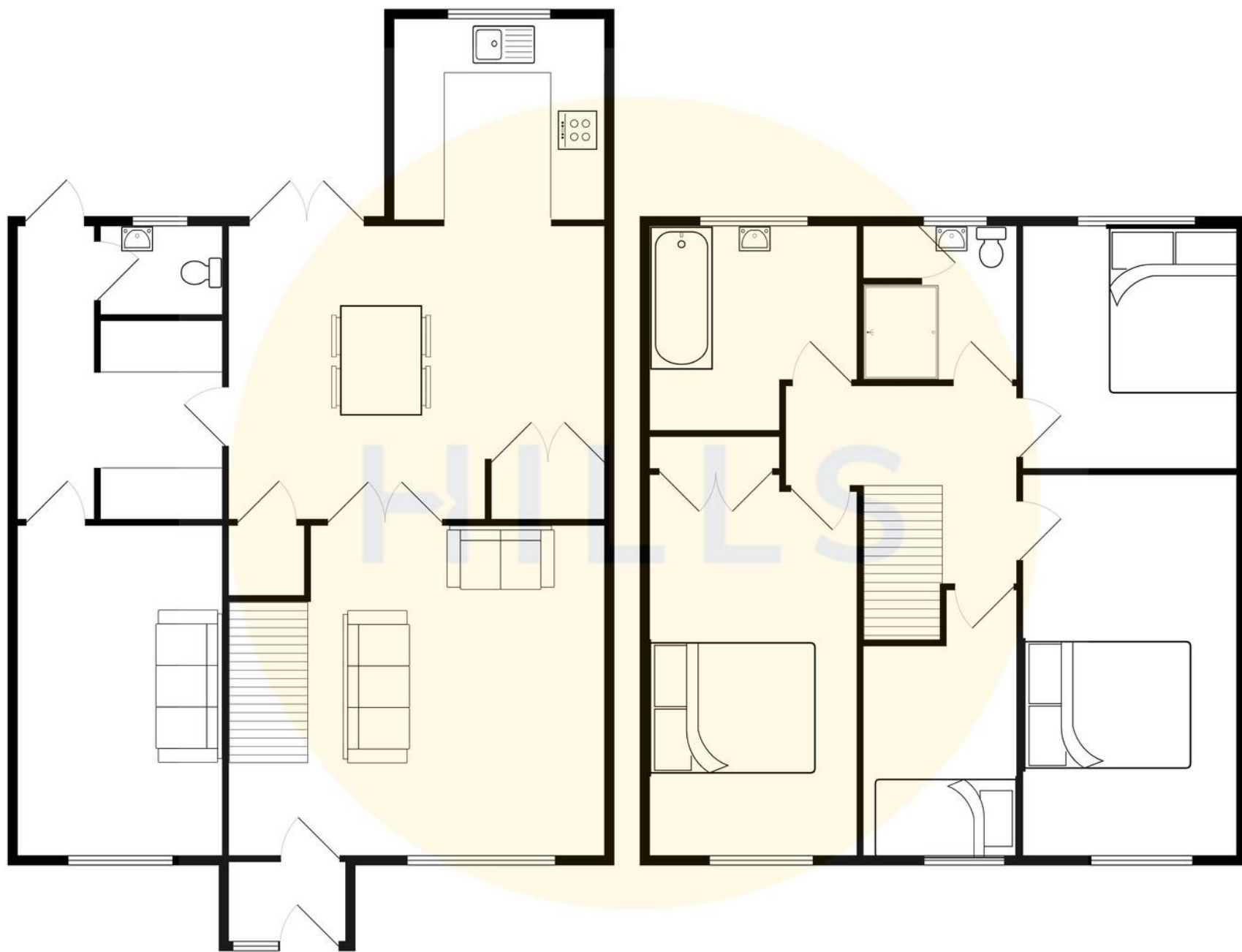
HILLS





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.