Holly House Drive

Urmston

M41 6QS

PAUL BIRTLES

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9 Holly House Drive
Urmston
Trafford
M41 6QS

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Offers Over £450,000

NO ONGOING VENDOR CHAIN A three bedroom link-detached property. One owner since new. (1979). Approx 1156 sq ft. Offering great potential to prospective purchasers looking to update and modernise a property to their own requirements. Scope to extend (subject to any necessary consents required). Situated at the head of peaceful a cul-de-sac on an excellent sized plot. Two separate reception rooms. Kitchen adjacent to dining room offering knock through potential. Useful utility room and downstairs WC. Attached garage offering potential to convert (subject to any necessary consents required). Enclosed rear garden with a south-westerly aspect. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch
With a radiator with a decorative cover. Door off to:

Downstairs WC
With a low level WC and corner wash hand basin. Double glazed window to the front.

Lounge
With an ‘Inglenook’ with two double glazed windows, wall light points and an electric fire set within a feature stone fireplace and hearth. Double glazed bay window to the front. Two radiators. Stairs off to the first floor rooms.

Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a single drainer sink unit with mixer tap. Electric hob with extractor above. Tiled splash backs and flooring. Radiator. Breakfast bar facility. Neff oven. Integrated fridge. Cupboard off where the 'Worcester' combination gas central heating boiler is located.

Dining Room
With double glazed sliding patio doors out to the rear garden. Radiator.

Utility Room
Accessed from the rear of the property with plumbing for a washer, Belfast style sink unit and a double glazed window to the rear. Door off to:

Attached Garage
With an up and over door with power and light laid on. Offering potential for conversion (subject to any necessary consents required).

TO THE FIRST FLOOR

Landing
With a double glazed window to the side. Storage cupboard off. Loft access point.

Bedroom (1)
With a double glazed window to the front elevation. Radiator. Range of fitted wardrobes.

Bedroom (2)
With a double glazed window to the rear. Radiator.

Bedroom (3)
With a double glazed window to the front. Radiator.

Bathroom
With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Tiled areas. Double glazed window to the rear. Extractor fan. Period style radiator.

Outside
Off road parking to the front and a good sized enclosed garden to the rear with mature borders and a south westerly aspect.

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Ground Floor

Floor 1

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Approximate total area(1)

1156 ft²

107.4 m²

Reduced headroom

11 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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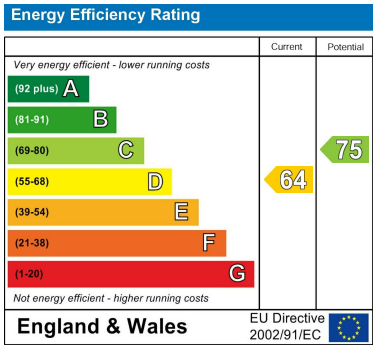

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