



Jordan fishwick

126 Crofts Bank Road, M41 0UT
Guide Price £335,000



The Property

A superbly presented THREE DOUBLE BEDROOM SEMI DETACHED 1930S PROPERTY, located on a popular road just a short walk from Urmston town centre. Benefitting from both a LARGE REAR GARDEN and a GATED DRIVEWAY, this superb property will prove ideal for a young couple or family and further benefits from having been tastefully modernised and updated by the current owners. Ideally placed for all local amenities, schools including the Ofsted 'Outstanding' Davyhulme Primary School and also Urmston Grammar School and approximately half a mile from Urmston train station, this superb property is not one to be missed. The accommodation briefly comprises: spacious entrance hallway, lounge with large bay window and OAK FLOORING, delightful OPEN PLAN DINING KITCHEN with full height custom fitted cupboards, French patio doors and newly fitted kitchen with SOLID QUARTZ WORKTOPS and integrated appliances, cloakroom w/c. To the first floor are three good sized bedrooms, the main benefiting from full height fitted wardrobes and newly fitted wet room with a modern three piece suite and tiled walls and flooring. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden and gated block paved driveway. To the rear, a spacious fenced and enclosed garden is mainly laid to lawn with a large block paved patio area and mature plants and shrubbery. An internal viewing of this fine home is most highly recommended.

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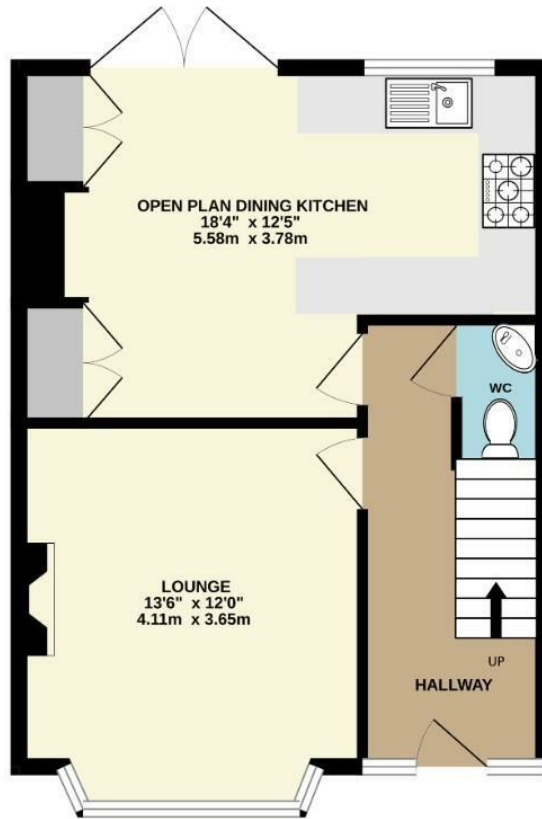
- Beautifully presented semi detached 1930s property
- Three bedrooms and two reception rooms
- Gated driveway
- Spacious rear garden
- 18ft open plan dining/kitchen
- Recently fitted kitchen and wet room
- Significant scope to extend (STPP)
- Short walk to Urmston town centre and train station (0.6 miles)
- Ideal family home



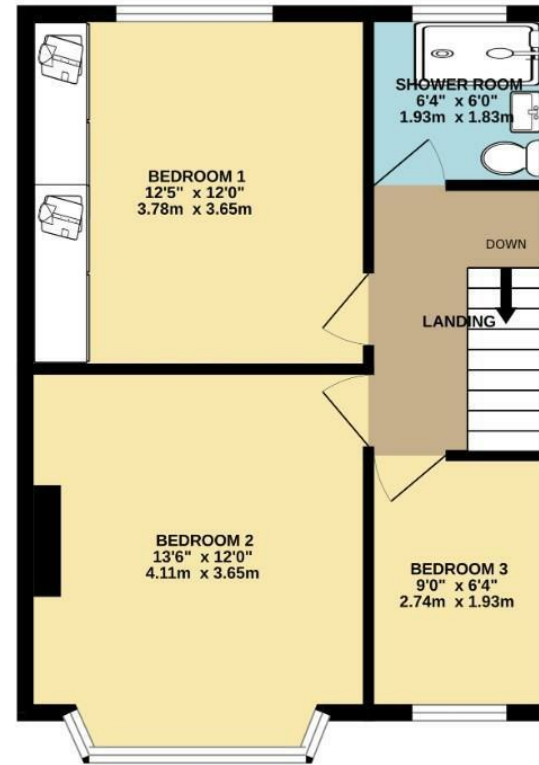
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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