

#### Urmston Office

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## 62 Queens Road Urmston Manchester M41 9HB

### Offers over £650,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are privileged to offer for sale this superbly presented five double bedroom extended period semi detached family residence situated on one of the areas most prestigious roads. If you are looking for a high quality finish, space in abundance & a convenient location be sure to book your viewing early. The accommodation to the ground floor comprises spacious welcoming hallway, bay fronted sitting room, lounge, L-shaped modern dining kitchen & a utility room/downstairs WC. To the first floor there are three of the five double bedrooms & stylish four piece family bathroom suite. To the second floor there is there is a contemporary three piece shower room & the two further double bedrooms. The property has period features throughout whilst still boasting all the modern luxuries. Warmed by gas central heating & fully uPVC double glazed. Externally to the front there is a block paved driveway providing ample off road parking. The rear garden, which benefits from a southerly aspect, has a composite decked patio, shaped pathway with lawned area & mature beds. There is the added feature of a detached home office/gym at the end of the garden. This could be used in a variety of ways. To the rear there is a single garage. Ideally placed for the ever growing amenities of the area & the well regarded schools. To book your viewing call the team at HOME.

- Period semi detached
- Many original features
- L-shaped dining kitchen
- Contemporary family bathroom
- Spanning three floors
- Bay fronted sitting room
- Downstairs WC/utility room
- Five double bedrooms
- Lounge
- Modern shower room



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



**Hallway 18'4" x 9'10" (5.60m x 3.00m )**

Composite double glazed door to the front. wooden double glazed windows to the side and the front. Original coved ceiling, wooden effect floor, radiator and stairs to the first floor.

**Sitting room 12'1" x 16'2" (3.70m x 4.93m)**

Wooden double glazed bay window to the front with fitted plantation shutters. Feature fire surround, back and hearth housing a cast iron fireplace with living flame gas fire. Two built in storage cabinets. Original coved ceiling, ceiling rose, wooden effect floor and radiator.

**Lounge 14'6" x 12'1" (4.42m x 3.70m )**

Feature fire surround, back and hearth housing a cast iron multi fuel burning stove. Original coved ceiling and radiator. Open through to the dining kitchen.

**L-shaped dining kitchen 21'2" x 20'4" (6.46m x 6.21m )**

Two uPVC double glazed windows to the side. Two sets of bi-folding uPVC double glazed doors leading to the rear garden. A comprehensive range of matching fitted wall and base units with a granite worktop over. Fitted breakfast bar. Integrated hob, extractor and double oven. Integrated fridge freezer and dishwasher. Incorporating a single unit undermounted sink with mixer tap. Coved ceiling, ceiling rose and two contemporary radiators.

**Downstairs WC/utility room 6'4" x 8'2" (1.93m x 2.49m )**

uPVC double glazed opaque window to the side and period style radiator. A two piece suite comprises enclosed flush WC and vanity wash hand basin. Space for appliances. Splash tiling and tiled floor.

**Shaped first floor landing**

Wooden double glazed window to the front with plantation shutters. Original coved ceiling, ceiling rose, radiator and stairs leading to the second floor. Understairs storage cupboard.

**Bedroom two 14'11" x 11'8" (4.56m x 3.56m )**

Wooden double glazed bay window to the front with fitted plantation shutters. Two built in wardrobes with ample hanging and shelving space. Fitted window seat with drawers below. Ceiling rose, wooden effect floor and radiator.

**Bedroom three 14'8" x 11'8" (4.48m x 3.56m )**

uPVC double glazed window to the rear, coved ceiling, ceiling rose and radiator. Two sets of triple wardrobes with ample hanging and shelving space.

**Bedroom four 10'4" x 12'6" (3.16m x 3.83m )**

uPVC double glazed window to the rear wooden effect floor and radiator. A range of fitted wardrobes with ample hanging and shelving space.

**Family bathroom 6'6" x 12'9" (1.99m x 3.90m)**

uPVC double glazed opaque window to the side and radiator. A contemporary four piece suite comprises enclosed flush WC, vanity wash hand basin with storage below, bath and separate shower cubicle with glass screen. Tiled floor and tiling to compliment. Extractor fan.

**Shaped second floor landing**

uPVC double glaze window to the side and open balustrade.

**Shower room 7'2" x 9'4" (2.19m x 2.87m )**

A modern three piece suite comprises low level WC, vanity wash hand basin with storage below and shower cubicle with glass screen. Built in storage cupboard, period style radiator, Velux window and wooden effect floor.

**Bedroom five 9'4" x 12'4" (2.87m x 3.76m )**

Velux window and uPVC double glazed window to the side. A range of fitted wardrobes with ample hanging and shelving space. Wooden effect floor and radiator.

**Bedroom one 11'10" x 23'7" (3.63m x 7.19m )**

Wooden double glazed window to the front with fitted plantation shutters. Two Velux windows. A comprehensive range of built in modern wardrobes with ample hanging and shelving space. Fitted window seat with drawers below.

**Externally**

Externally to the front there is a block paved driveway providing ample off road parking. The rear garden, which benefits from a southerly aspect, has a composite decked patio, shaped pathway with lawned area and mature beds.

**Home office/gym**

Located to the rear of the garden there is the detached home office/gym. uPVC double glazed, insulated, a kitchenette with hot and cold running water.

**Tenure**

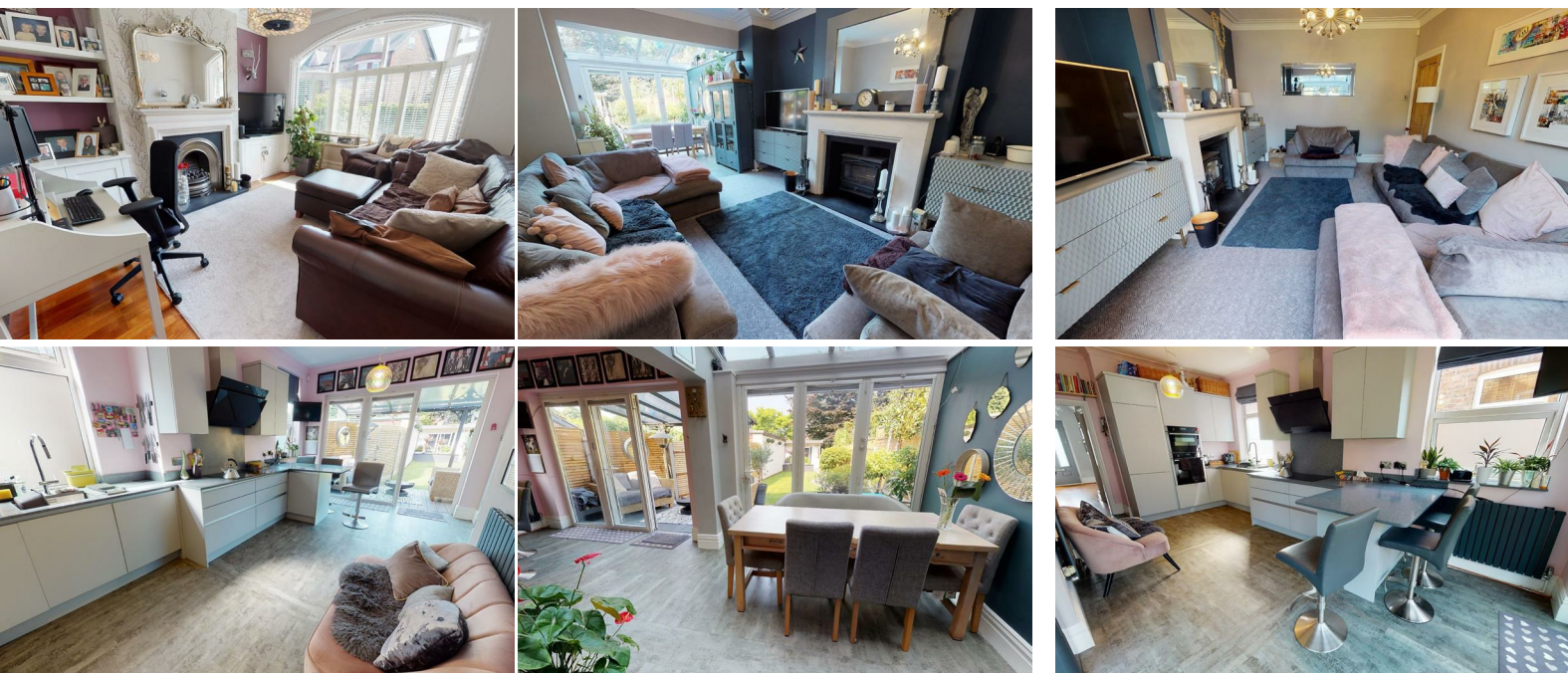
We have been advised by our clients that the property is Leasehold with a nominal ground rent payable annually.

**Council tax**

The property is council tax band E.

**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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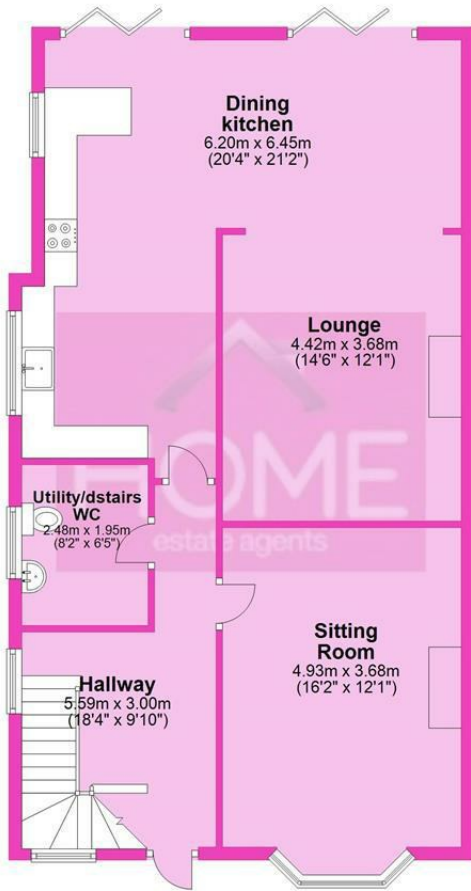


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### Ground Floor

Approx. 85.6 sq. metres (921.2 sq. feet)



### First Floor

Approx. 70.6 sq. metres (760.0 sq. feet)



### Second Floor

Approx. 44.5 sq. metres (479.2 sq. feet)



Total area: approx. 200.7 sq. metres (2160.3 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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