



63 Railway Road Urmston Manchester M41 0XT

Offers over £315,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are pleased to offer for sale this superbly presented three bedroom bay fronted period terrace situated in the heart of Urmston town centre. This really is in fantastic condition throughout making an early viewing essential to avoid disappointment. In brief the accommodation comprises welcoming hallway, bay fronted lounge, dining room, modern fitted breakfast kitchen, useful two chamber cellars, shaped landing, the three well proportioned bedrooms & a stylish three piece bathroom suite. Externally to the front of the property there is a pathway leading to the front door along with an ornate gravelled garden. To the rear courtyard there is a paved patio with stylish timber fencing. Ideally placed to enjoy the ever growing amenities of the area. To book your viewing call the team at HOME.

- Town centre location
- Bay fronted lounge
- Useful cellar
- 'Move in' condition
- Three bedroom terrace
- Spacious dining room
- Contemporary bathroom
- Stylish finish throughout
- Modern breakfast kitchen
- Impressive courtyard



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Hallway

Double glazed door to the front with glazed top light. Wood floor, radiator and stairs to the first floor.

Lounge 10'6 x 13'8 (3.20m x 4.17m)

uPVC double glazed bay window to the front, wood floor, original coved ceiling and radiator. Feature period fire surround with tiled decor and tiled hearth housing a living flame gas fire.

Dining room 13'4 x 11'3 (4.06m x 3.43m)

uPVC double glazed window to the rear, wood floor, coved ceiling and radiator. Feature surround with cast iron period fireplace housing an fire. Door giving access to the cellar.

Breakfast kitchen 13'10 x 9'10 (4.22m x 3.00m)

uPVC double glazed windows to the side and the rear. uPVC double glazed door leading to the rear courtyard. A comprehensive range of matching fitted wall and base units with a worktop over. Incorporating a one and a half unit sink with mixer tap. Integrated hob, oven and extractor fan. Integrated dishwasher and space for other appliances, Fitted breakfast bar, coved ceiling, wooden effect floor and radiator.

Cellar - chamber one 12'11 x 9'10 (3.94m x 3.00m)

Currently used for storage. Door leading to the rear yard.

Cellar - chamber two 13'3 x 10'2 (4.04m x 3.10m)

Currently used for storage.

Shaped landing

Open balustrade and loft access.

Bedroom one 14'4 x 11'4 (4.37m x 3.45m)

Two uPVC double glazed windows to the front, coved ceiling and radiator. Ornate period fireplace.

Bedroom two 13'2 x 9'1 (4.01m x 2.77m)

uPVC double glazed window to the rear and radiator.

Bedroom three 8'5 x 7'1 (2.57m x 2.16m)

uPVC double glazed window to the side and radiator.

Bathroom 6'10 x 5'8 (2.08m x 1.73m)

uPVC double glazed window to the side and period style radiator. A stylish three piece suite comprises low level WC, wash hand basin and bath with shower over, Tiling to compliment and tiled floor.

Externally

To the front of the property there is a pathway leading to the front door along with an ornate gravelled garden. To the rear courtyard there is a paved patio with stylish timber fencing.

Tenure

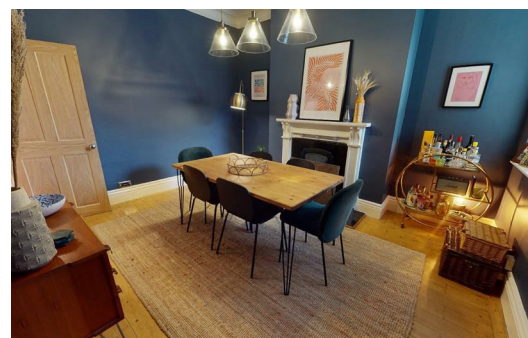
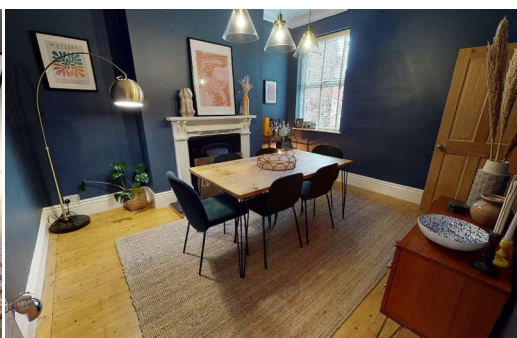
the property is Freehold.

Council tax

We have been advised by our clients that the property is council tax band B.

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.

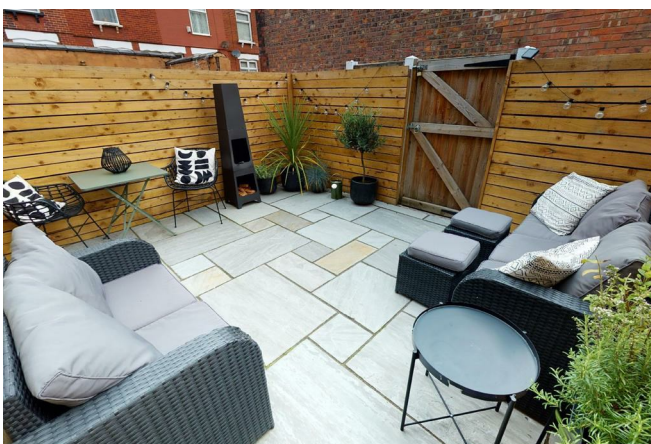


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Company Registration numbers Monston - 9262084 Urmston - 04331861 Stretford - 08259553



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Ground Floor

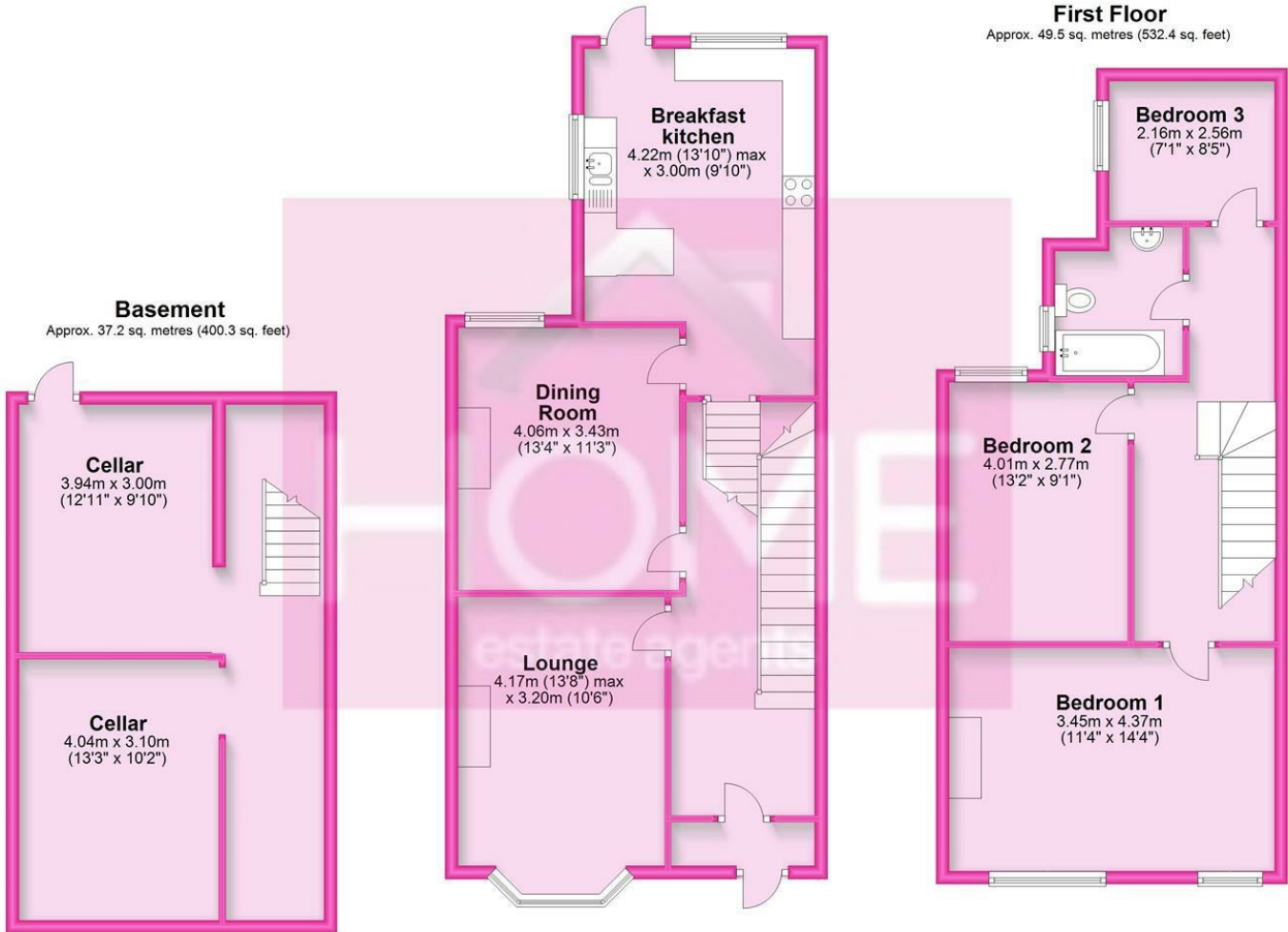
Approx. 59.3 sq. metres (638.2 sq. feet)

First Floor

Approx. 49.5 sq. metres (532.4 sq. feet)

Basement

Approx. 37.2 sq. metres (400.3 sq. feet)



Total area: approx. 145.9 sq. metres (1570.9 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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