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12 Newton Road Urmston Manchester M41 5AE
£425,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are privileged to offer for sale this four double bedroom period mid terrace situated in the heart of Urmston town centre. Spanning four floors, the space available must be viewed to be fully appreciated. To the ground floor there is an entrance porch, welcoming hallway, impressive bay fronted lounge, sitting room, spacious fitted dining kitchen, rear porch and downstairs WC. To the first floor there are three of the four well proportioned bedrooms, utility space and bathroom. Currently the bathroom has been removed and taken back to brick in readiness for the new homeowners to make it their own. To the second floor there is a shaped landing and the fourth double bedroom which benefits from contemporary three-piece ensuite shower room. The property boasts cellars, which although currently used for storage could be converted for more living accommodation if desired. The property is warmed by gas central heating and is for UPVC double glazed. To the front there is an ornate walled garden with pathway to the front door whilst to the rear, which benefits from not being overlooked there is an Indian stone paved garden, covered seating area and garden shed. To the rear there is ample off road parking accessed via double gates. Perfectly placed for the well regarded schools, the ever growing amenities of the area and transport links. To book your viewing call the team at HOME.

- Town centre location
- Entrance porch and hallway
- Dining kitchen
- Four double bedroom mid terrace
- Bay fronted lounge
- Two piece downstairs WC
- Spanning four floors
- Sitting room
- Ensuite shower room



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Porch

uPVC double glazed door to the front.

Hallway

Sitting room 10'0 x 11'7 (3.05m x 3.53m)

uPVC double glazed window to the rear and original coved ceiling. Open through to the dining kitchen.

Dining kitchen 11'10 x 15'11 (3.61m x 4.85m)

uPVC double glazed window to the rear. A range of fitted wall and base units with a rolled edged worktop over. Incorporating a one and a half unit sink with mixer tap with splash tiling. Integrated gas hob, oven and extractor fan. Door leading to the cellars.

Lounge 15'11 x 13'0 (4.85m x 3.96m)

uPVC double glazed bay window to the front, original coved ceiling and upright contemporary radiator.

Cellar hallway 17'10 x 5'10 (5.44m x 1.78m)

Cellar 5'10 x 8'4 (1.78m x 2.54m)

Used for storage.

Cellar main chamber 13'8 x 11'9 (4.17m x 3.58m)

Currently used for storage.

Shaped landing

Open balustrade and stairs leading to the second floor. Upright contemporary radiator.

Bedroom one 16'0 x 12'1 (4.88m x 3.68m)

UPVC double glazed bay window to front, wall lights and upright contemporary radiator. Built in wardrobes with ample hanging and shelving space.

Dressing room 12'8 x 5'8 (3.86m x 1.73m)

UPVC double glazed window to front and radiator. Whilst this room is currently used as a dressing room/Home Office the plumbing is present to enable it to be converted into an ensuite if so desired.

Bedroom two 12'7 x 11'9 (3.84m x 3.58m)

UPVC double glazed window to rear and radiator.

Bedroom three 12'0 x 8'8 (3.66m x 2.64m)

UPVC double glazed window to rear and radiator.

Bathroom 5'8 x 5'2 (1.73m x 1.57m)

UPVC double glazed opaque window to side. Our clients have removed an old three-piece bathroom suite to enable the purchaser to simply install their own bathroom suite of choice after completion.

Utility area 5'3 x 5'7 (1.60m x 1.70m)

Plumbing for appliances. Fitted worktop and shelving.

Second floor landing

Open balustrade. Velux window.

Bedroom four 11'10 x 14'7 (3.61m x 4.45m)

UPVC double glazed window to rear and the Velux window. Radiator.

Ensuite shower room 6'1 x 5'5 (1.85m x 1.65m)

Three piece suite comprising low level WC, vanity wash hand basin with storage below and shower cubicle. Tiling to complement and tiled floor. Ladder radiator and the Velux window.

Externally

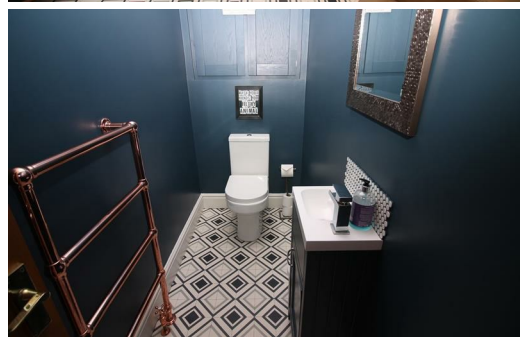
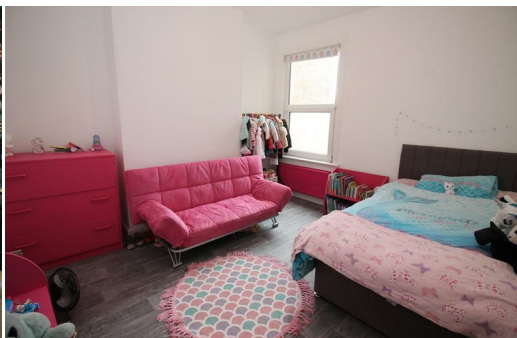
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Tenure

We have been advised that the property is Freehold.

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.

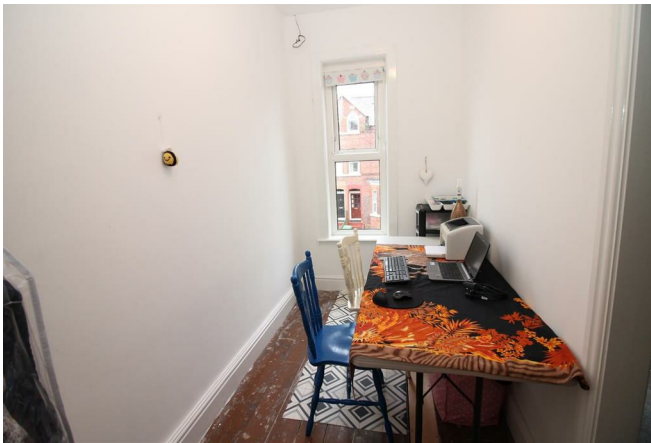


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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