

Urmston Office

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3 Victoria Road Urmston Manchester M41 5BZ

Offers over £550,000

STUNNING PERIOD PROPERTY! HOME ESTATE AGENTS are delighted to bring to the market this fabulous five bed roomed spacious property. Spanning four floors this desirable dwelling retains many original features and is very conveniently located for all local amenities. A short walk away from Urmston town centre and within the catchment area for several popular schools including Urmston Grammar. The accommodation comprises of spacious entrance hallway, living room and large kitchen/dining room. There is also a further room which could be used for a variety of uses. To the first floor are three true double bedrooms and a large family bathroom with period roll top bath. To the second floor are two further double bedrooms and a three piece shower room. Also located in the basement is a large three chamber cellar with WC. This stunning property is warmed by gas central heating. The property has retained many original features including fireplaces and sash windows. To the outside front is a secluded private garden whilst to the rear is a useful patio area and lawn with a sunny aspect. If you are looking for a well presented spacious period property we would advise you to book a viewing.

Viewing on the 26th January 2019. Call our Urmston office to book a viewing. 0161 747 1177

- Period property
- Spacious bedrooms
- Off road parking
- Central location
- Two bathrooms
- Original features
- Very well presented
- Basement
- Gardens to front, side and rear



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PORCH

ENTRANCE HALLWAY

Feature stained glass external door. Picture rail. Ceiling coving. Tiled floor.

LOUNGE 15'4 x 11'4 (4.67m x 3.45m)

Double glazed window to side with plantation shutters. Wood burning stove housed in feature decorative fireplace. Oak flooring. Ceiling coving. Central heating radiator.

KITCHEN/DINING ROOM 28'8 x 12'0 (8.74m x 3.66m)

Two original sash windows to front. Original sash window to rear. Feature fireplace. A range of handmade wall and base units. Granite worktop. Splash wall tiling. Solid wood flooring. Space for appliances. Overhead extractor fan. Centre island.

CELLAR

Three chambers. WC.

LANDING

Feature picture window to rear. Shaped. Open balustrade.

BEDROOM THREE 14'1 x 11'9 (4.29m x 3.58m)

Two sash windows to the side. Feature original fireplace. Solid wood flooring. Central heating radiator.

BEDROOM FOUR 14'1 x 11'3 (4.29m x 3.43m)

Two sash windows to front. Feature original fireplace. Solid wood flooring. Central heating radiator.

BEDROOM FIVE 11'3 x 10'2 (3.43m x 3.10m)

Sash window to to rear. Solid wood flooring. Central heating radiator.

FAMILY BATHROOM 9'1 x 6'1 (2.77m x 1.85m)

Opaque sash window to to front. Period style roll top bath. Pedestal wash hand basin. WC. Wall tiling to compliment. Tiled floor.

LANDING

Feature picture window to Rear. Shaped. Open balustrade.

BEDROOM ONE 18'1 x 11'0 (5.51m x 3.35m)

Sash window to front. Feature original fireplace. Central heating radiator.

BEDROOM TWO 13'9 x 11'0 (4.19m x 3.35m)

Sash window to side. Central heating radiator.

SHOWER ROOM

Pedestal wash hand basin. WC. Separate corner shower cubicle. Wall tiling to compliment. Tiled floor.

OUTSIDE

To the outside front is a secluded private garden whilst to the rear is a useful patio area and lawn with a sunny aspect. If you are looking for a well presented spacious period property we would advise you to book a viewing.

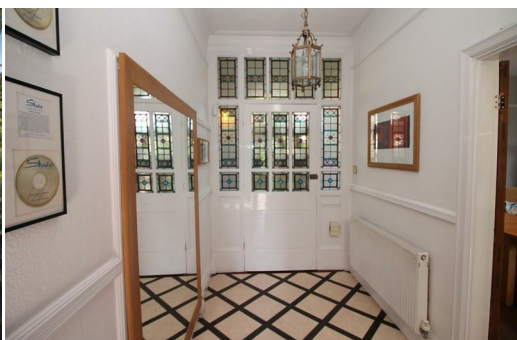
ADDITIONAL INFORMATION

Council tax band E

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



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Total area: approx. 75.7 sq. metres (815.2 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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