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22 Westmorland Road Urmston Manchester M41 9HJ

Offers over £425,000

POPULAR LOCATION! HOME ESTATE AGENTS are proud to offer for sale this four bedroom period semi detached family residence situated on the always popular Westmorland Road. Boasting character throughout, making an early viewing essential. In brief the accommodation comprises welcoming hallway, bay fronted lounge, sitting room, dining room, kitchen, outbuilding, shaped landing, the four well proportioned bedrooms & a four piece bathroom suite. The property is warmed by gas central heating although it has the added feature of a stove that has the ability to heat the radiators as well as the water. Externally to the front there is a driveway providing ample off road parking whilst to the rear there is a paved patio area with lawned garden beyond which is fenced for privacy. Ideally placed to enjoy the ever growing amenities of the area, train station and the well regarded schools. To book your viewing call HOME on 01617471177.

- POPULAR LOCATION!
- Welcoming hallway
- Dining room
- Period semi detached
- Bay fronted lounge
- Kitchen
- Four bedrooms
- Sitting room
- Four piece family bathroom



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Hallway 15'7" x 8'11" (4.76 x 2.73)

Original stained and leaded door to the front. Original stained and leaded surround. Original plate rack and coved ceiling. Radiator, understairs storage and stairs to the first floor.

Lounge 16'0" x 12'0" (4.89 x 3.66)

Single glazed original bay window to the front with stained and leaded top light. Original picture rail and coved ceiling. Parquet floor and television point. Cast iron fireplace with tiled hearth housing an open fire. Storage heater.

Sitting room 10'2" x 12'0" (3.11 x 3.68)

Two single glazed windows to the side. Multi fuel burning stove set within a brick chimney breast. The stove that has the ability to heat radiators and water if so desired. Archway through to the dining room.

Dining room 10'9" x 16'1" (3.30 x 4.92)

Original picture rail and original coved ceiling. Door leading to the rear garden with single glazed window surround.

Kitchen 11'3" x 9'10" (3.45 x 3.01)

uPVC double glazed window to the side, tiled floor and radiator. A range of fitted wall and base units with worktop over. A single unit sink with mixer tap and space for appliances.

Shaped landing

Original open balustrade. Original stained and leaded window to the side. Radiator.

Bedroom one 16'2" x 12'0" (4.93 x 3.66)

Single glazed bay window to the front with stained and leaded top light. Window to the side and radiator. Original coved ceiling. A range of built in wardrobes with hanging and shelving space.

Bedroom two 16'2" x 10'9" (4.93 x 3.28)

Single glazed window to the rear and radiator. Original picture rail.

Bedroom three 12'2" x 11'4" (3.72 x 3.47)

Single glazed window to the rear, radiator and picture rail. Over doorway storage cupboard.

Bedroom four 11'7" x 8'11" (3.55 x 2.73)

Single glazed leaded bay window to the front and radiator. Picture rail.

Family bathroom 6'11" x 7'8" (2.11 x 2.34)

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

Outbuilding 8'0" x 8'1" (2.44 x 2.47)

Currently used for storage. Gas central heating boiler. Power and water.

Externally

To the rear there is a paved patio, concrete patio area with a mainly lawned garden beyond and fenced for privacy. Outside tap.

Tenure

We have been advised that the property is Leasehold with an annual ground rent of £5.00 payable.

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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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		
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Not environmentally friendly - higher CO ₂ emissions		
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