

#### Urmston Office

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## 33 Church Road Urmston Manchester M41 9FH

### £595,000

SPANNING FOUR FLOORS! HOME ESTATE AGENTS are privileged to offer for sale this five double bedroom Victorian semi detached family residence situated in the heart of Urmston town centre. Built in 1875 and spanning four floors, this property not only space in abundance but the charm you would expect for a property of this era. To the ground floor there is a welcoming hallway, front lounge, sitting room and fitted dining kitchen. To the first floor you will find three of the five well proportioned bedrooms and a three piece shower suite. To the second floor you will find the two remaining double bedrooms and three piece bathroom suite. There is potential to increase the living accommodation further by converting the generously proportioned four chamber cellar which is currently used for storage. The property is warmed by gas central heating and double glazed. Throughout the property there are numerous original features which must be viewed to be fully appreciated. Externally to the front there is a pleasant garden and driveway providing ample off road parking. To the side there are gates giving access to further off road parking and access to the rear. To the southerly facing rear there is a paved patio area with extensive lawned garden beyond which is fenced for privacy and boasts well stocked fruit trees. Ideally positioned to enjoy the ever growing amenities of the area, A short walk from Urmston train station and the well regarded schools. VIRTUAL VIEWING & FLOORPLAN TO FOLLOW. To book your viewing quality time at HOME.

- Built in 1875
- Spanning four floors
- Dining kitchen
- South facing rear garden
- Many Victorian features
- Bay fronted lounge
- Four chamber cellar
- Five double bedrooms
- Sitting room
- Off road parking



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

**Hallway 6'2" x 7'2" (1.88 x 2.19)**

Door to front, wooden effect floor, radiator and stairs to first floor. Original coved ceiling and ceiling rose.

**Lounge 14'11" x 12'1" (4.57 x 3.69)**

Hardwood double glazed bay window to front. Wooden fire surround with granite back in hearth housing a living flame gas fire. Radiator. Original coved ceiling, ceiling rose and picture rail.

**Sitting room 13'1" x 11'1" (3.99 x 3.38)**

Hardwood double glazed bay window to side. Wooden effect floor, radiator, original coved ceiling and ceiling rose

**Dining kitchen 20'6" x 12'2" (6.27 x 3.71)**

A comprehensive range of fitted wall and base units with rolled edge worktop over. Incorporating a one and a half unit sink with mixer tap and splash tiling. Integrated five ring hob, oven and extractor fan with glass splash back. Space for other appliances. Hardwood double glazed window to side and door to rear leading to the garden. Radiator.

**Shaped first floor landing**

Open balustrade and stairs to second floor. Dado rail and radiator.

**Bedroom one 17'1" x 14'11" (5.21 x 4.57)**

Hardwood double glazed bay window to front and hardwood double glazed window to front. Wooden effect floor, original coved ceiling and dado rail.

**Bedroom two 11'5" x 12'2" (3.50 x 3.71)**

Hardwood double glazed window to side and radiator.

**Bedroom three 11'5" x 11'1" (3.50 x 3.38)**

Hardwood double glazed window to rear and radiator.

**Shower room 7'2" x 8'3" (2.19 x 2.52)**

Hardwood double glazed window to rear. A three piece suite comprising low level WC, wash hand basin and shower cubicle. Ladder radiator and extractor fan.

**Shaped second floor landing**

Open balustrade. Velox window, dado rail, storage cupboard and storage into the eaves.

**Bedroom four 11'9" x 10'5" (3.59 x 3.20)**

Hardwood double glazed window to side, wooden effect floor and storage into the eaves.

**Bedroom five 12'3" x 11'9" (3.74 x 3.59)**

Hardwood double glazed window to side and storage into the eaves.

**Bathroom 8'11" x 5'8" (2.74 x 1.73)**

A three piece white suite comprising low level WC, wash hand basin and bath. Splash tiling and Velox window.

**Cellar chamber one 17'1" x 12'0" (5.21 x 3.66)****Cellar chamber two 11'10" x 13'1" (3.62 x 3.99)****Cellar chamber three 11'10" x 12'11" (3.62 x 3.96)****Cellar chamber four 7'0" x 8'0" (2.14 x 2.44)****Externally**

Externally to the front there is a pleasant garden and pathway with steps leading to the front door. There is a driveway providing ample off-road parking which continues to the side access through gates which leads to the rear. To the southerly facing rear there is a paved patio area with extensive lawned garden beyond the mature fruit bearing trees. To the rear there is also direct access to the cellar

**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) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |   |
| (92 plus) <b>A</b>  |                            |   |
| (81-91) <b>B</b>  |                            |   |
| (69-80) <b>C</b>  |                            |   |
| (55-68) <b>D</b>  |                            |   |
| (39-54) <b>E</b>  |                            |   |
| (21-38) <b>F</b>  |                            |   |
| (1-20) <b>G</b>   |                            |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |   |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |



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