



163 Church Road Urmston Manchester M41 6EA

£545,000

SOUTH FACING REAR GARDEN! HOME ESTATE AGENTS are proud to offer for sale this well appointed four bedroom extended detached family residence situated on the popular Church Road in Urmston. The space available must be viewed to be appreciated. In brief the accommodation comprises entrance porch, hallway, large lounge, modern fitted dining kitchen, 28ft family room, downstairs shower room, shaped landing, the four well proportioned bedrooms, four piece ensuite shower room & shower room. The loft which is currently used for storage is accessed via fixed wooden stairs. The property is warmed by gas central heating & is fully uPVC double glazed. The extended family room has been designed in such away to allow for an further extension above & planning for this has been passed previously. Externally to the front there is a generous block paved driveway access via wrought iron gates, To the side there is a pathway giving access to the rear where you find a covered paved patio area with lawned garden beyond with mature beds. There is a uPVC double glazed garden conservatory which only adds to this exceptional property. Ideally placed for the well regarded schools, transport links & amenities. To book your viewing call th eteam at HOME.

- A detached family residence
- 19ft Dining kitchen
- Ensuite shower room
- South facing rear garden
- Porch & spacious hallway
- 28ft Family room
- Three piece shower room
- 23ft lounge
- Downstairs shower room
- Converted loft space



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Porch

Double glazed patio doors to the front. Door through to the hallway.

Hallway 14'3 x 7'6 (4.34m x 2.29m)

Stained and leaded door to the front, wooden effect floor, dado rail, radiator and stairs to the first floor. Understairs storage cupboard.

Lounge 23'10 x 12'1 (7.26m x 3.68m)

uPVC double glazed window to the front and two radiators. Marble fire surround, back and hearth housing an electric fire. Picture rail, wooden effect floor and open through to the family room. Remote controlled feature lighting.

Dining kitchen 19'4 x 16'4 (5.89m x 4.98m)

A comprehensive range of fitted wall and base units with a rolled edged worktop over. Space for range style cooker. Integrated washing machine and dishwasher. Incorporating a one and a half sink with mixer tap. with splash tiling. uPVC double glazed door leading to the family room. Wooden effect floor. uPVC double glazed window to the side.

Family room 28'0 x 10'2 (8.53m x 3.10m)

Four uPVC double glazed windows to the rear and uPVC double glazed French doors leading to the rear garden. Wooden effect floor. Two radiators and feature lighting. uPVC double glazed door to the dining kitchen.

Downstairs shower room 8'10 x 5'10 (2.69m x 1.78m)

uPVC double glazed opaque window to the side. A three piece contemporary suit comprises low level WC, wash hand basin and shower cubicle. Tiling to compliment and tiled floor. Contemporary radiator and shaver point.

Shaped landing

Stairs leading to the converted loft space. Open balustrade.

Bedroom one 16'4 x 10'0 (4.98m x 3.05m)

uPVC double glazed window to the rear and radiator. Wood floor and wall lights.

Ensuite 8'7 x 5'1 (2.62m x 1.55m)

A four piece suite comprises low level WC, his and hers sink and shower cubicle. The shower cubicle benefits from multi jets, foot massager, steam facility and feature lighting. Tiling to compliment and tiled floor. Shaver point.

Bedroom two 11'6 x 9'6 (3.51m x 2.90m)

uPVC double glazed window to the rear and radiator. A range of fitted wardrobes with ample hanging and shelving space.

Bedroom three 12'1 x 9'6 (3.68m x 2.90m)

uPVC double glazed window to the front and radiator.

Bedroom four 9'2 x 7'6 (2.79m x 2.29m)

uPVC double glazed bay window to the front and radiator. Fitted wardrobe with hanging and shelving space.

Shower room 9'6 x 5'8 (2.90m x 1.73m)

Two uPVC double glazed opaque window to the rear. A three piece suite comprises low level WC, wash hand basin and shower cubicle. Tiling to compliment and tiled floor. Contemporary radiator.

Converted loft - room one 19'4 x 10'1 (5.89m x 3.07m)

Two Velux windows. Storage into the eaves, Currently used as storage although could be used in a variety of way.

Converted loft - room two 10'1 x 8'7 (3.07m x 2.62m)

Velux window. Storage into the eaves. Currently used for storage but has options to be used in various ways.

Externally

Externally to the front there is a large block paved driveway providing ample off road parking accessed through wrought iron gates leading to the storage garage. To the side there is a pathway giving access to the rear. To the southerly facing rear there is a covered patio area with lawned garden beyond that benefits from fruit trees and stock beds. There is the added feature of a garden uPVC conservatory.

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



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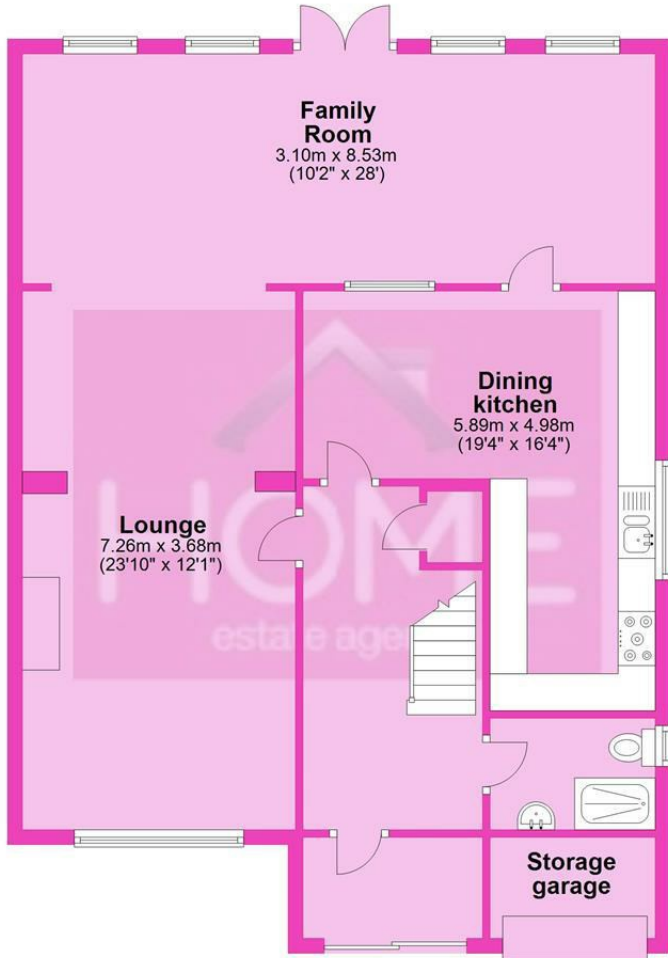
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Ground Floor

Approx. 96.8 sq. metres (1041.5 sq. feet)



First Floor

Approx. 64.5 sq. metres (694.7 sq. feet)



Total area: approx. 161.3 sq. metres (1736.1 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		
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