



CHURCH ROAD
URMSTON

£650,000

 4 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:- E



VITALSPACE
INDEPENDENT ESTATE AGENTS



Church Road, Urmston, M41 9EH

****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are privileged to offer for sale this generously proportioned **FOUR DOUBLE BEDROOM** Victorian semi detached family home located in the fashionable South Manchester suburb of Urmston. Measuring 2140 sqft / 199m2 with accommodation arranged over four spacious floors, this well proportioned home is situated just minutes walk from the centre of Urmston, ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, Urmston Grammar school as well as being within walking distance to Urmston train station. In brief, this spacious period property comprises; a welcoming entrance hallway, a bay fronted living room with a feature marble fireplace and attractive ceiling cornicing, a good sized sitting room alongside a generously sized dining kitchen with access out into the rear garden and down into the three chamber cellar. The cellars themselves provide an excellent space for dry storage with utility facilities and offer true potential to convert if required. To the first floor, a split level landing provides access into three well proportioned double bedrooms and a luxury tiled family bathroom. Located to the front of the property is an impressive bay fronted



highly recommended. Contact VitalSpace Estate Agents
to arrange an internal inspection.





Features

- Four double bedrooms
- Semi detached property
- Original period features
- Central Urmston location
- South facing rear garden
- Driveway and garden
- Walk into Urmston
- Arranged over four floors
- 2140 sq ft / 199 m2
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? Since 1981

When was the roof last replaced? Re-roofed circa 2000

How old is the boiler and when was it last inspected? Gas central heating / wood burning stove

When was the property last rewired? The electrics were partly updated in the 2000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	40	
(1-20)	G		75
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? N/A

Reasons for sale of property? Downsize

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and



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