



PRINCESS ROAD
URMSTON

£700,000

 4 BEDROOMS

 2 BATHROOMS

 1 RECEPTION

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

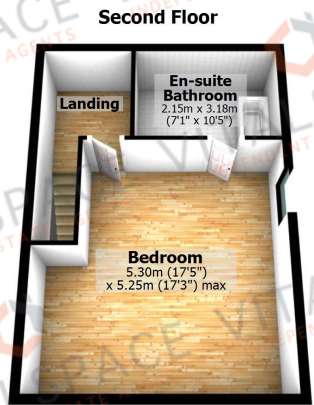
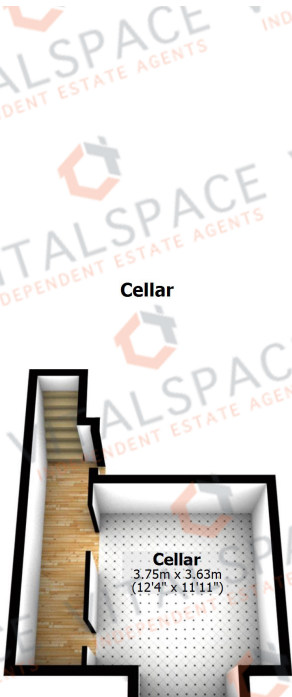


Princess Road, Urmston, M41 5ST

****A LIGHT, SPACIOUS AND CONTEMPORARY PERIOD PROPERTY**** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this immaculately presented FOUR DOUBLE BEDROOM period property on the ever popular Princess Road in Urmston. Updated by our current vendors to an exceptionally high standard, this property retains all the original charm and character that a property of this nature has to offer. The substantial living space is arranged over four floors and provides a light and airy feel throughout. In brief the desirable accommodation comprises; a welcoming entrance hallway, bay fronted living room, a good sized sitting room and an impressive open plan kitchen diner, recently reconfigured by our clients to form the hub of this enviable family home. The kitchen itself comes complete with a range of handleless cabinet and base units with contrasting worksurfaces, a large breakfast bar with space for seating and a selection of integrated appliances. The kitchen opens into a dining area providing ample space for a large table and chairs, benefiting from a picture window overlooking the enclosed South-West facing garden. A useful downstairs WC completes the ground floor accommodation. The hallway gives access down into a useful dry storage cellar offering potential for conversion, currently used as a utility/laundry room. On the first floor level, a shaped landing provides entry into three double bedrooms and a luxury three piece shower room. To the second floor, a spacious, large primary bedroom can be found which occupies the whole of the top floor level serviced by a contemporary three piece bathroom. Externally the property offers generous off road parking facilities provided by a tegula block paved driveway which continues down to the side of the property. To the rear, an enclosed garden provides a perfect outdoor space for any family, complimented by a paved seating area suitable for a table and chairs, and a mainly lawned garden with timber fenced boundaries. This attractive period home is situated in a convenient location just a short distance 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. A selection of highly regarded schools are also within close proximity. An internal inspection is essential to appreciate the space and character available. Contact VitalSpace on for further information.







Features

- Four spacious bedrooms
- Period semi detached
- Original character features
- Stunning condition
- Arranged over four floors
- Open plan dining kitchen
- Walk into Urmston
- South West facing garden
- Driveway parking
- Useful storage cellars

Frequently Asked Questions

How long have you owned the property for? Since September 2022

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? New Vaillant Boiler (November 2023)

When was the property last rewired? Not during ownership

Which way does the garden face? South West facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Relocate

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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