



43 Cornhill Road | Urmston | Manchester | M41 5TJ
Offers Over £695,000

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A STUNNING FREEHOLD DETACHED PROPERTY, BUILT CIRCA 1915, WITH FIVE DOUBLE BEDROOMS Fantastic family accommodation in a popular and sought after location. Excellent standard of presentation. Gas central heating system and double glazing. Impressive entrance hall with WC off. Two separate reception rooms plus large kitchen/dining room/utility room. Well appointed family bathroom plus en-suite to master bedroom. Accommodation incorporates a skilfully executed loft conversion with panoramic views to the rear. Good off road parking facilities. Generous rear garden with a southerly aspect and a brick garage for storage. Really must be viewed internally to be fully appreciated.

TO THE GROUND FLOOR

Recessed Porch

To:

Entrance Hall

With a substantial, decorative entrance door with leaded lights and stained glass inserts. Radiator. Impressive staircase to the first floor rooms with storage space below. Double glazed window to the front and oak flooring.

Downstairs WC

With a white suite with period style fittings comprising pedestal wash hand basin and low level WC. Feature double glazed window to the front. Spotlighting and oak flooring.

Lounge 17' 3" x 12' 8" (5.25m x 3.86m)

With two radiators and feature double glazed window to the front. Oak flooring.

Sitting Room 17' 0" x 13' 11" (5.18m x 4.24m)

With a radiator and a double glazed window to the rear overlooking the rear garden. Oak flooring. A log burner is set within a most attractive feature fireplace.

Kitchen/Dining Room 25' 0" x 12' 10" reducing to 9'3" in the kitchen area (7.61m x 3.91m)

A great sized space with the kitchen section having a 'Belfast' style sink with mixer tap and a good range of base and wall cupboard units and working surfaces with a range style cooker in situ. There are integrated appliances comprising dishwasher, fridge and freezer. Oak flooring, two double glazed windows to the side and double glazed bi-folding doors out to the rear decking patio and garden beyond. Double glazed exit door to the side. Period style radiator and access to:

Utility Area 6' 0" x 5' 0" (1.83m x 1.52m)

With a single drainer stainless sink unit, cupboard space and working surface. Plumbing for an automatic washing machine. Feature window to the front and further double glazed window to the side. Tiled areas.

TO THE FIRST FLOOR

Landing (1)

With a feature double glazed window to the front. Radiator. Stairs leading off tot the first floor loft conversion to compliment the original staircase.

Bedroom (1) 17' 0" x 13' 11" (5.18m x 4.24m)

With a radiator and a double glazed window to the rear.

Bedroom (2) 17' 3" x 12' 8" (5.25m x 3.86m)

With a radiator and a double glazed feature window to the front.

Bedroom (3) 13' 0" x 12' 3" (3.96m x 3.73m)

With a radiator and a double glazed window to the rear.

Bedroom (4) 11' 6" x 9' 4" (3.50m x 2.84m)

With a radiator and a double glazed feature window to the front.

Family Bathroom

A well appointed family bathroom with a white suite comprising panelled bath, inset wash hand basin with storage space below and a low level WC. Double glazed window to the side. Tiled decor to complement the suite. Ladder radiator. Walkin-shower compartment. Spotlighting provided.

TO THE SECOND FLOOR

Landing (2)

With a feature double glazed window to the front elevation. Door to:

Master Bedroom Suite 24' 2" x 23' 6" (to widest points with some restricted headroom) (7.36m x 7.16m)

A fantastic master suite with a panoramic view from the feature double glazed window to the rear elevation. There are two radiators, storage facilities and a walk-in wardrobe area. There are four Velux windows in total providing excellent natural light and ventilation. The en-suite comprises large shower area, wash hand basin and low level WC. Ladder radiator, extractor and spotlighting. Tiled decor and eaves storage space off where the central heating boiler is located.

Outside

To the front of the house is a substantial block paved area that provides off road parking facilities for numerous vehicles. The block paving continues to the side of the house, with access via gates to a DETACHED BRICK GARAGE ideal for storage/workshop with power and light. To the rear of the house is a delightful, enclosed, south facing garden that is a really good size and incorporates a lawn, stocked flower beds, decking patio etc.



To view this property call Paul Birtles Estate Agents on **0161 747 9095**



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