



Asking Price £525,000

TENURE : FREEHOLD

'Victoria Villas' Humphrey Lane, Urmston, M41

Bedrooms : 4 Bathrooms : 1 Reception Rooms : 2

No vendor onward chain

Council tax band D

Trading Places Estate Agents
42 Flixton Road , Urmston, Manchester, M41 5AB
mark@tradingplacesurmston.co.uk | 01617470022
Website: <https://www.tradingplaces.co.uk/>

TRADING PLACES

****NO ONWARD VENDOR CHAIN**** 'Victorian Villas' is an excellent opportunity to purchase this imposing semi-detached property, boasting a vast level of accommodation over four floors, period features with an elegant twist. Dating back to CIRCA 1897, the current owners have sympathetically restored, and much improved the accommodation throughout. The location could not be better in close proximity to local shops and excellent schools. Also, there is easy access to The Meadows for any keen walkers. Whilst we do advise viewing the property to fully appreciate the quality of the house, the accommodation on offer briefly comprises welcoming hallway, bay fronted lounge, dining room, fitted dining kitchen & downstairs WC. To the first floor there are three of the four double bedrooms & a four piece family bathroom suite. The remaining fourth double is located on the second floor. There is a two chamber cellar that whilst is currently used for storage, could be converted into more living accommodation if so desired (Subject to Planning). The property is warmed by gas central heating & is uPVC double glazed throughout. Externally to the front of the property there is a block paved driveway proving ample off road parking along with a pathway to the front door. To the side there is a gate giving access to the rear. To the rear, which benefits from a sunny aspect, there is a patio area, lawned garden & raised beds. Ideally placed for local amenities, the well regarded schools & the beautiful meadows.

Making offers on Trading Places Houses

Your offer needs to be in writing to the below email with your position and any necessary supporting documents.

Phone lines are open Monday 9am – 5.30pm, Saturday 9 – 4pm and Sunday 11-3pm should you have any questions.

0161 747 0022 (**option 1 calls all branches**) email Chloe@tradingplacesurmston.co.uk with all offers

All offers need to be accompanied with proof of funds

1. ID showing full names of all parties purchasing (including middle names)
2. Please confirm your current situation again (first time buyer, living in rented, Sold, if sold please supply your estate agents details too etc)
3. Timescales (if you are bound by a date you need to complete a sale by)
4. Proof of deposit (i.e. bank statement, confirmation of a gift from parents, memo of sale if you have sold a house etc)
5. Mortgage agreement with mortgage advisors' details and phone number, if cash proof of cash
6. Solicitors details (most won't have yet but if you have please supply)

Its highly unlikely for a vendor to accept an offer without proof of finances so please if something is missing inform / explain why and we will relay this to the vendor.

If you wish to be referred to an independent mortgage advisor for some advice or wish to compare your current mortgage deal, please just ask.

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