



4

Bedrooms



2

Bathrooms





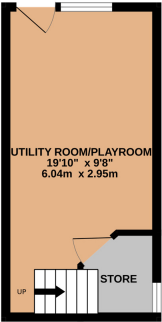




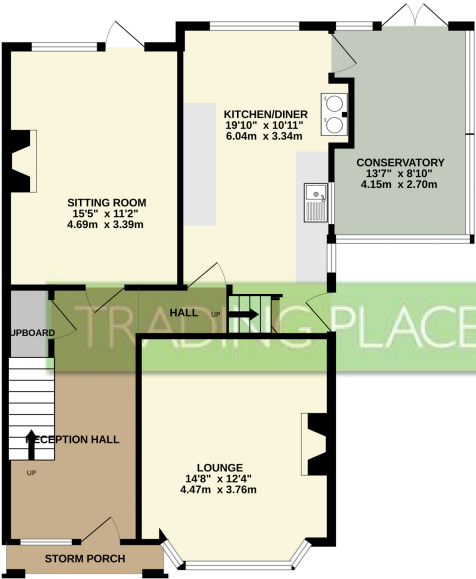
TRADING PLACES ESTATE AGENTS are pleased to offer for sale this charming EDWARDIAN family home located on what is arguably the most desirable area of Urmston and boasts a wealth of character and period features, including high ceilings, coving, original wood internal doors, period style fireplaces, and much more. The highly sought after accommodation includes an impressive reception hallway, a generously sized bay fronted living room, a well proportioned sitting room, a 20ft fitted 'eat in' kitchen with 'Aga' and granite worksurfaces. Fully double glazed conservatory. Accessible from the kitchen, there is a 22ft cellar with potential to be converted into additional living space, although it is currently used for storage and a utility room. The first floor comprises of a grand landing, four well proportioned bedrooms, main bedroom has a en-suite shower and a three piece family bathroom. Externally to the front of the property, there is an ornate garden alongside a driveway providing ample off road parking for multiple vehicles. The driveway continues down to the side of the property. The rear garden itself is delightful, being SOUTH FACING paved and steps leading down to a mature, mainly lawned garden with a stone patio area. As mentioned, this property is situated in a prime location within walking distance to Urmston town centre with its array of shops, eateries, wine bars and more. Urmston itself boasts excellent schools for all ages and a range of public transport including bus routes, Urmston train station and motorways links. We strongly recommend arranging an appointment to avoid disappointment.



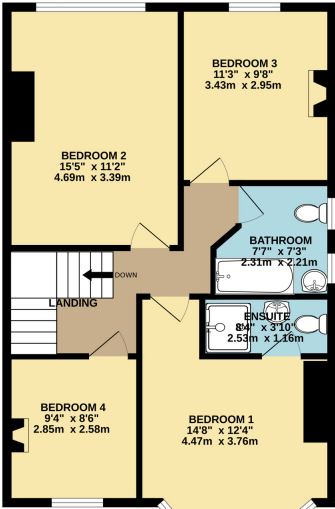
BASEMENT  
182 sq.ft. (17.0 sq.m.) approx.



GROUND FLOOR  
812 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR  
661 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1655 sq.ft. (153.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Westgate, Urmston, M41

