



13 Church Road Urmston Manchester M41 9EH

£650,000

A SPACIOUS FAMILY RESIDENCE! HOME ESTATE AGENTS are privileged to offer for sale this substantial four double bedroom, four storey Victorian property situated in the popular area of Urmston. If you are looking for space & a convenient location be sure to book your viewing early. In brief the ground floor comprises entrance vestibule, welcoming hallway, bay fronted lounge, dining room & 'eat in' kitchen, The first floor benefits from three double bedrooms & four piece bathroom suite. On the second floor there is the remaining fourth double bedroom & a period style ensuite shower room. The property boasts a useful three chamber cellar which is currently used for a utility space & storage. The property is warmed by gas central heating. Throughout the property there are many original features which must be viewed to be fully appreciated. Externally to the front of the property there is a pleasant garden along with a driveway providing ample of road parking. To the southerly facing rear there is a mature, well stocked garden.

- Victorian family residence
- Bay fronted lounge
- Ensuite to bedroom one
- Driveway for off road parking
- South facing rear garden
- Dining room
- Family bathroom
- Spanning four floors
- 'Eat in' kitchen
- Useful, three chamber cellar

Hallway

Door to the front, wood floor, radiator and sitters to the first floor. Original coved ceiling and dado rail.

Lounge 12'6" x 16'9" (3.82m x 5.12m)

Bay window to the front, wood floor and two radiators. Original coved ceiling and ceiling rose. Original fireplace housing an open fire.

Dining room 13'6" x 13'8" (4.13m x 4.17m)

Window to the side and the rear. Feature period style fireplace. Coved ceiling, wood floor and two radiators.

'Eat in' kitchen 12'5" x 16'3" (3.81m x 4.97m)

A range of base units incorporating a single unit sink with mixer tap. Space for appliances. Cast iron wood burning stove with granite hearth. Windows to the side and rear. Door leading to the rear garden. Wood floor, radiator and access down to the cellar.

Cellar - chamber one 13'0" x 16'4" (3.97m x 4.98m)

Power and lighting. Currently used for storage.

Cellar - chamber two 14'2" x 14'1" (4.32m x 4.30m)

Power and lighting. Currently used for storage.

Cellar - chamber three 13'1" x 16'3" (4.00m x 4.97m)

Currently used as a utility space for plumbing for appliances. Power and lighting.

Shaped first floor landing

Open balustrade and stairs leading to the second floor. Dado rail and coved ceiling. Radiator.

Bedroom two 18'2" x 16'10" (5.54m x 5.14m)

Original feature fireplace and coved ceiling. Bay window to the front and window to the front. Radiator.

Bedroom three 12'7" x 13'6" (3.86m x 4.14m)

Window to the side, wooden floor and radiator. Ornate period fireplace, original coved ceiling and storage cupboard.

Bedroom four 11'1" x 12'0" (3.38m x 3.67m)

Window to the rear and radiator. Period style feature fireplace.

Family bathroom

A four piece suite comprises low level WC, wash hand basin, bath and shower cubicle. Tiling to compliment and tiled floor. Ladder radiator and window to the side.

Shaped second floor landing

Bedroom one 18'2" x 16'11" (5.55m x 5.17m)

Windows to the side, wood floor and radiator.

Ensuite 8'6" x 5'2" (2.60m x 1.60m)

A three piece suite comprises low level WC, wash hand basin and shower cubicle.

Externally

Externally to the front there is a pleasant garden and pathway leading to the front door. There is a driveway providing ample off road parking. To the southerly facing rear there is a mainly lanwed garden with mature, deep beds.

Council tax

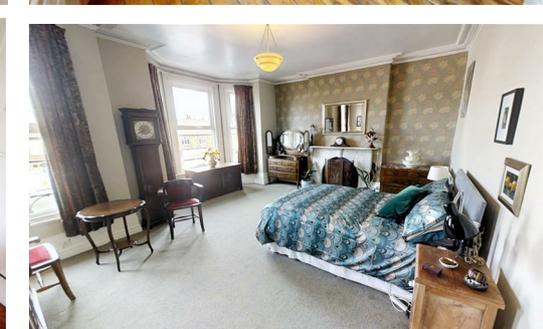
The property is council tax band E.

Tenure

The property is leasehold with a ground rent of £5.00 payable annually.

Property disclaimer

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmoston - 04331861 Stretford - 08259553



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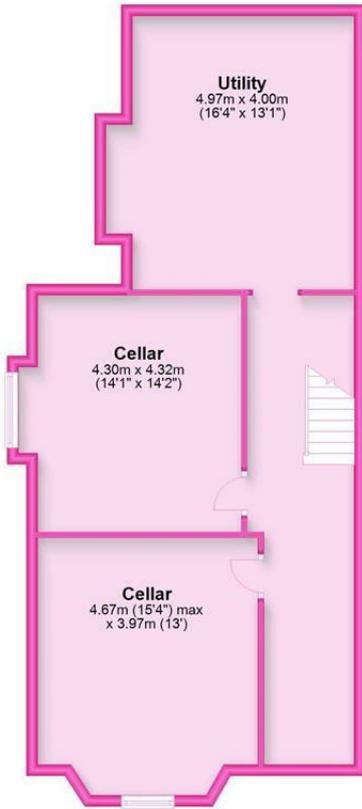
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Basement

Approx. 73.0 sq. metres (786.3 sq. feet)



Ground Floor

Approx. 75.3 sq. metres (810.0 sq. feet)



First Floor

Approx. 66.7 sq. metres (717.6 sq. feet)



Second Floor

Approx. 41.4 sq. metres (445.8 sq. feet)



Total area: approx. 256.4 sq. metres (2759.6 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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