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34 Westbourne Road Urmston Manchester M41 0XQ

Offers over £425,000

POPULAR LOCATION! HOME ESTATE AGENTS are delighted to offer for sale this beautifully presented and stylishly finished four bedroom mid terraced property situated on the always popular Westbourne Road. Spanning three floors we feel the property must be viewed to be fully appreciated. In brief the property comprises welcoming hallway, large through lounge diner, spacious breakfast kitchen, downstairs WC, shaped first floor landing, three of the four well proportioned bedrooms, family bathroom suite, second floor landing, the fourth bedroom and a three piece shower room. The property is double glazed and warmed by gas central heating. Externally to the front there is a pleasant garden and pathway to the front door whilst to the rear there is a patio area with mainly lawned garden beyond which is enclosed for privacy. Ideally placed to enjoy the ever growing amenities of the area, the well regarded schools and transport links. To book your viewing call team at HOME.

- Popular location
- Spacious through lounge diner
- Three piece family bathroom
- Move in condition
- Spanning three floors
- Large breakfast kitchen
- Three piece shower room
- Three bedroom mid terrace
- Downstairs WC
- Gardens front and rear



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Hallway

Door to front with glazed top light. Wood floor, original coved ceiling and picture rail. Radiator and stairs to first floor.

Through lounge diner 27'1" x 11'2" (8.26m x 3.42m)

Double glazed window to front and double glazed sash window to rear. Cast-iron multi fuel burning stove with exposed chimney breast sat on a granite hearth. Ornate cast-iron fireplace, original coved ceiling, wood floor and two radiators.

Breakfast kitchen 22'5" x 7'11" (6.84m x 2.43m)

A comprehensive range of matching fitted wall and base units with a solid wood butcher block worktop over. Fitted breakfast bar. Integrated dishwasher and washer machine. Space for other appliances. Incorporating a one and a half unit sink with mixer tap, splashed tiling and tiled floor with underfloor heating. Double glazed windows to side and to rear. Two Velux windows set within the vaulted ceiling. Door giving access to the rear garden.

Downstairs WC

A two-piece suite comprises low-level WC and wash hand basin.

First floor

Open balustrade and stairs leading to the second floor.

Bedroom one 11'9" x 14'10" (3.60m x 4.53m)

Two double glazed sash windows to front, period cast-iron fireplace and radiator.

Bedroom two 12'6" x 9'1" (3.83m x 2.77m)

Double glazed sash window to rear, cast-iron period fireplace and radiator.

Bedroom three 10'4" x 7'10" (3.17m x 2.41m)

Double glazed sash window to rear and radiator.

Bathroom

A contemporary three-piece suite comprising low-level WC, wash hand basin and bath with central mixer tap along with a shower over. Tiling to complement and tiled floor with underfloor heating. Contemporary radiator and double glazed window to side.

Second floor landing

Open balustrade.

Bedroom four 18'2" x 14'10", (5.55m x 4.53,)

Double glazed French doors with Juliet balcony and Velux window. A comprehensive range of built-in wardrobes with ample hanging and shelving space. Built-in drawers. Radiator and spotlights.

Shower room

A three-piece suite comprising low-level WC, wash hand basin and shower cubicle. Tiling to complement and tiled floor with underfloor heating. Ladder radiator and double glazed window to rear.

Externally

Externally to the front of the property there is a pleasant walled garden with pathway to the front door. To the rear there is an Indian stone paved patio area with lawn garden beyond, brick built barbecue and garden shed.

Other information

The cast iron stove is multi fuel. The loft was professionally converted with full building regulations in 2017.

Tenure

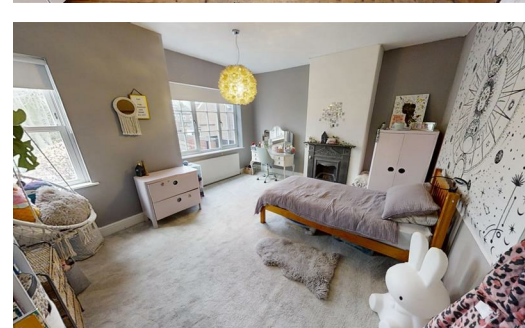
The property is freehold.

Council tax

The property is council tax band D.

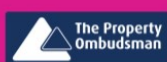
Property disclaimer

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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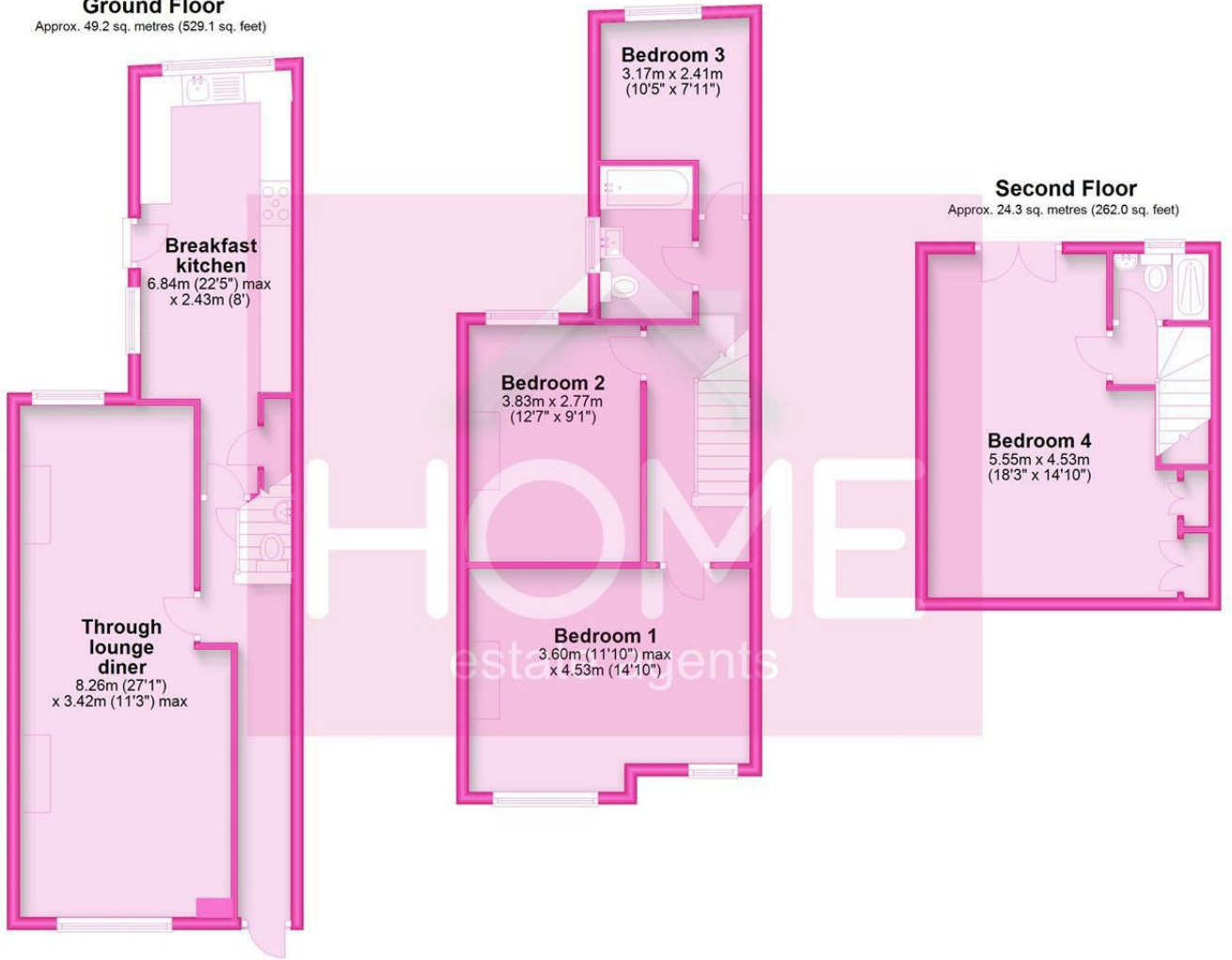
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First Floor

Approx. 45.0 sq. metres (484.8 sq. feet)

Ground Floor

Approx. 49.2 sq. metres (529.1 sq. feet)



Total area: approx. 118.5 sq. metres (1275.9 sq. feet)

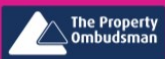
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
(39-54) E			
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