



10 Roseneath Road Urmston Manchester M41 5AU

£425,000

NO CHAIN! HOME ESTATE AGENTS are privileged to offer for sale, this four bedroom, four storey mid terrace property, situated in the heart of Urmston town centre. Being sold with no vendor chain, therefore offering an early completion date if desired. The ground floor comprises welcoming hallway, spacious lounge, dining room and eat in kitchen. To the first floor there are three of the four double bedrooms along with three piece family bathroom suite. The remaining fourth double bedroom is located on the second floor. The property benefits from a spacious cellar comprising two main chambers along with a storage chamber, which offers a variety of uses and must be viewed to be fully appreciated. The property is warmed by gas central heating and is partially double glazed. Externally to the front of the property there is a walled garden and pathway to the front door. To the rear there is courtyard garden with an artificial lawn. Ideally situated to enjoy the ever growing amenities of the area, the popular schools and transport links. To book your viewing call the team at HOME.

- Town centre location
- Four double bedrooms
- Eat in kitchen
- Space, space & more space!
- Spanning four floors
- Large lounge
- Useful cellars
- No vendor chain
- Dining room
- Courtyard garden



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Hallway

Door to the front, wood floor, radiator and stairs leading to the first floor.

Lounge 14'6" x 12'9" (4.42m x 3.91m)

Windows to the front, wood floor and radiator. Original coved ceiling and picture rail, Feature ornate fireplace with slate hearth.

Dining room 12'4" x 11'10" (3.78m x 3.61m)

Window to the rear, wood floor, original coved ceiling, picture rail and radiator. Cast iron ornate fireplace.

Eat in kitchen 17'3" x 10'7" (5.28m x 3.25m)

Window to the rear and French doors leading to the rear garden. A range of fitted wall and base units with a rolled edged worktop over. Integrated hob, oven and extractor fan. Space for other appliances. Incorporating a single unit sink with mixer tap. Splash tiling, spotlights, wood floor and radiator.

Cellar - chamber one 13'6" x 12'9" (4.14m x 3.91m)

Window to the front and radiator. Built in storage cupboard.

Cellar - chamber two 9'3" x 11'8" (2.82m x 3.57m)

Door giving access to the rear garden, gas central heating boiler and radiator.

Cellar - downstairs WC

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

Shaped landing

Open balustrade and stairs to the first second floor.

Bedroom one 17'1" x 14'9" (5.21m x 4.52m)

Three windows to the front, built in storage cupboard and radiator. Ornate cast iron fireplace.

Bedroom two 11'10" x 12'4" (3.63m x 3.78m)

Window to the rear and radiator. Ornate cast iron fireplace.

Bedroom three 10'0" x 10'6" (3.07m x 3.22m)

Window to the rear and radiator.

Bathroom

A three piece suite comprises low level WC, wash hand basin with storage below and bath with shower over. Tiling to compliment and tiled floor. Radiator and window to the side.

Second floor landing

Open balustrade.

Bedroom four 12'4" x 12'0" (3.78m x 3.68m)

Window to the rear and radiator. Cast iron ornate fireplace.

Loft space

Currently used for storage although has potential to be converted in an additional large double bedroom.

Externally

To the front of the property there is an ornate garden with pathway to the front door. To the rear of the property there is a an artificial lawned garden with slate chipped surround, all of which is fenced for privacy.

Council tax

The property is council tax band D.

Tenure

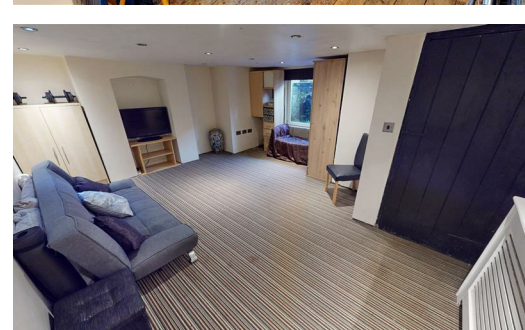
The property is freehold.

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.

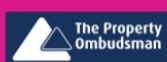
Ensuite WC

A two piece suite comprises low level WC and wash hand basin. Tiling to compliment.

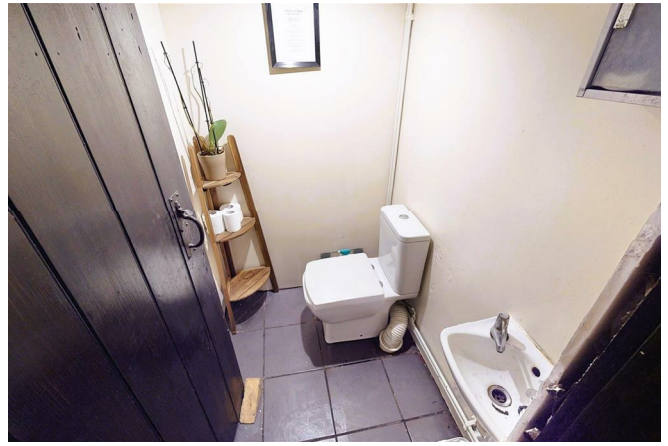


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

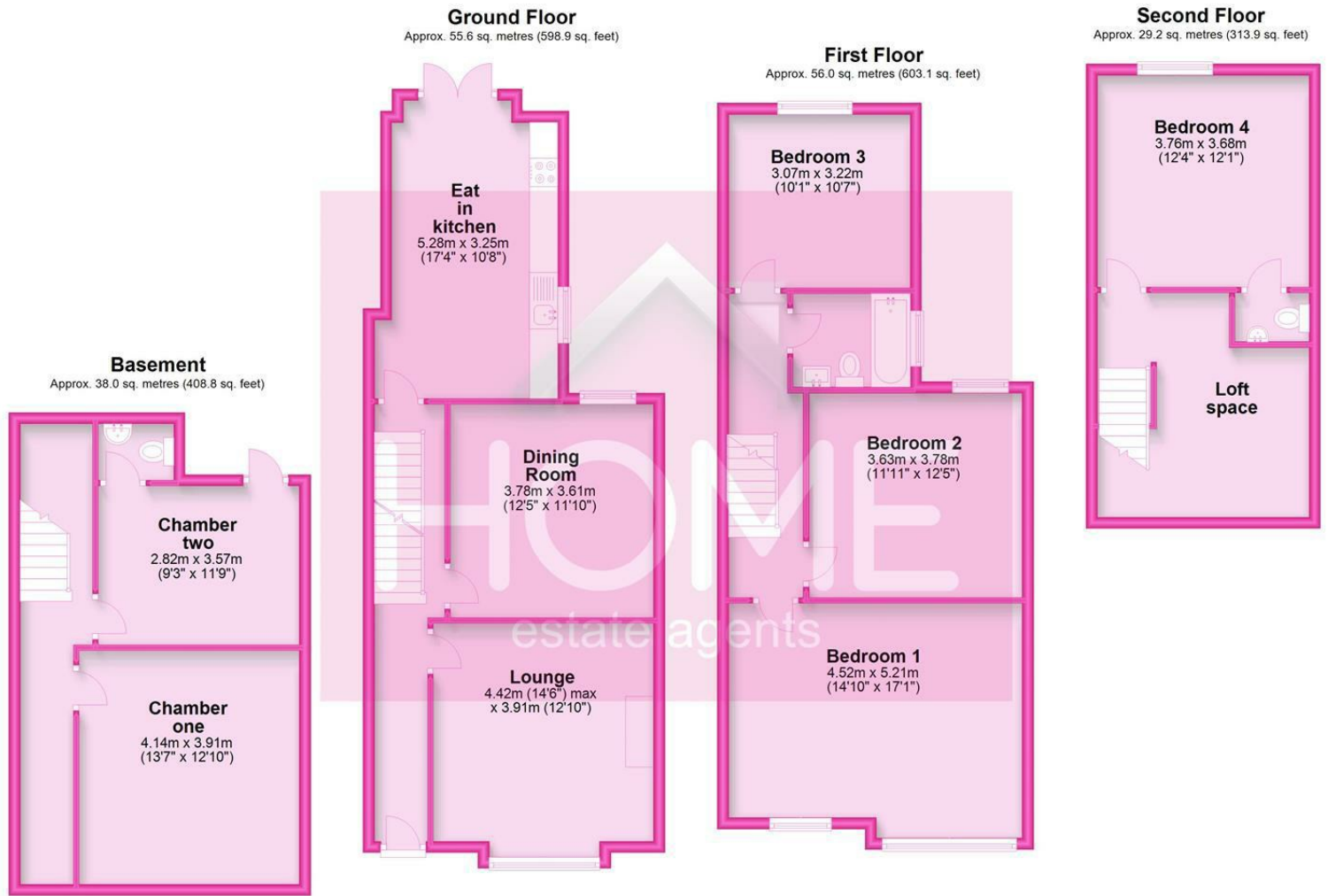


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Total area: approx. 178.8 sq. metres (1924.7 sq. feet)

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		
(39-54) E		
(21-38) F		
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