



266 Church Road Urmston Manchester M41 6HJ

£475,000

A PERIOD FAMILY RESIDENCE! HOME ESTATE AGENTS are privileged to offer for sale this beautifully presented three bedroom Victorian semi detached property. Dating from 1896 & boasting a large plot giving genuine opportunity for extensions subject to obtaining the required planning consent. In brief the property comprises welcoming hallway, bay fronted lounge, dining room, breakfast kitchen, downstairs WC, shaped landing, the three well proportioned bedrooms & a three piece shower room. Warmed by gas central heating & is uPVC double glazed. Unusually for a property of this type there is a generous driveway providing ample off road parking. To the front there is a pleasant garden & steps leading to the front door. The rear garden is a real treat & something that is not seen too often in a property of this era. Benefiting from a large paved patio area, lawned garden & a further patio with pergola all of which is fenced for privacy. Ideally placed for the well regarded schools, amenities & transport links. To book your viewing call the team at HOME.

- A Victorian semi detached
- Breakfast kitchen
- Character throughout
- Potential for extending
- Bay fronted lounge
- Downstairs WC
- Generous driveway
- Dining room
- Three piece shower room
- Impressive garden



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Hallway

Composite double glazed door to the front with uPVC double glazed top light. Original coved ceiling, dado rail and wood floor. Stairs leading to the first floor.

Lounge 14'9" x 10'10" (4.52m x 3.32m)

uPVC double glazed bay window to the front with fitted plantation shutters. Original coved ceiling, ceiling rose and picture rail. Wooden fire surround, with hearth housing a cast iron open fireplace. Wood floor, radiator and two storage units.

Dining room 15'9" x 11'9" (4.82m x 3.60m)

Wooden mantle with tiled hearth housing a wood burning stove. Original coved ceiling, picture rail and ceiling rose. Wood floor and period style radiator. uPVC double glazed windows to the side and the rear.

Breakfast kitchen 15'1" x 10'0" (4.61m x 3.06m)

A comprehensive range of fitted wall and base units with a rolled edged worktop over. Integrated hob, double oven and extractor fan. Space for other appliances. Incorporating single unit sink with mixer tap. Cupboard housing the gas central heating boiler. Splash tiling, spotlights, contemporary upright radiator and understairs storage cupboard. uPVC double glazed windows to the side and the rear. Barn door leading to the gardens.

Downstairs WC

A low level WC. uPVC double glazed window to the rear.

Shaped landing

Open balustrade and loft access. The loft is accessed via a pull down ladder. Due to the nature of the landing and loft space, there is genuine potential for a conversion if so desired.

Bedroom one 11'10" x 15'11" (3.62m x 4.87m)

Two uPVC double glazed windows to the front and period style radiator. Original coved ceiling, ceiling rose and picture rail. Two built in wardrobes with ample hanging and shelving space.

Bedroom two 14'0" x 9'6" (4.28m x 2.91m)

uPVC double glazed windows to the side and the rear. Coved ceiling and radiator.

Bedroom three 12'6" x 9'11" (3.82m x 3.03m)

uPVC double glazed window to the rear and radiator.

Shower room 5'9" x 6'7" (1.76m x 2.02m)

A three piece suite comprises low level WC, wash hand basin and shower cubicle. Tiling to compliment and tiled floor. uPVC double glazed window to the side.

Externally

Unusually for a property of this type there is a generous driveway providing ample off road parking. There is a pleasant garden and steps leading to the front door. The rear garden is a real treat and something that is not seen too often in a property of this era. Boosting a large paved patio area, lawned garden and a further patio with pergola all of which is fenced for privacy. Due to the nature of the plot there is genuine potential for extensions subject to obtaining the required planning consent.

Other information

We believe that the property was built by the original builder for himself in 1896 which is likely to be the reason the property benefits

from a large plot to three sides. The boiler was serviced 18 months ago.

Tenure

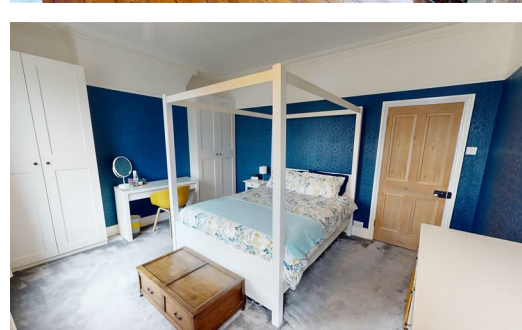
The property is leasehold.

Council tax

The property is council tax band C.

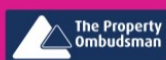
Property disclaimer

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 Urmston - 04331861 Stretford - 08259553

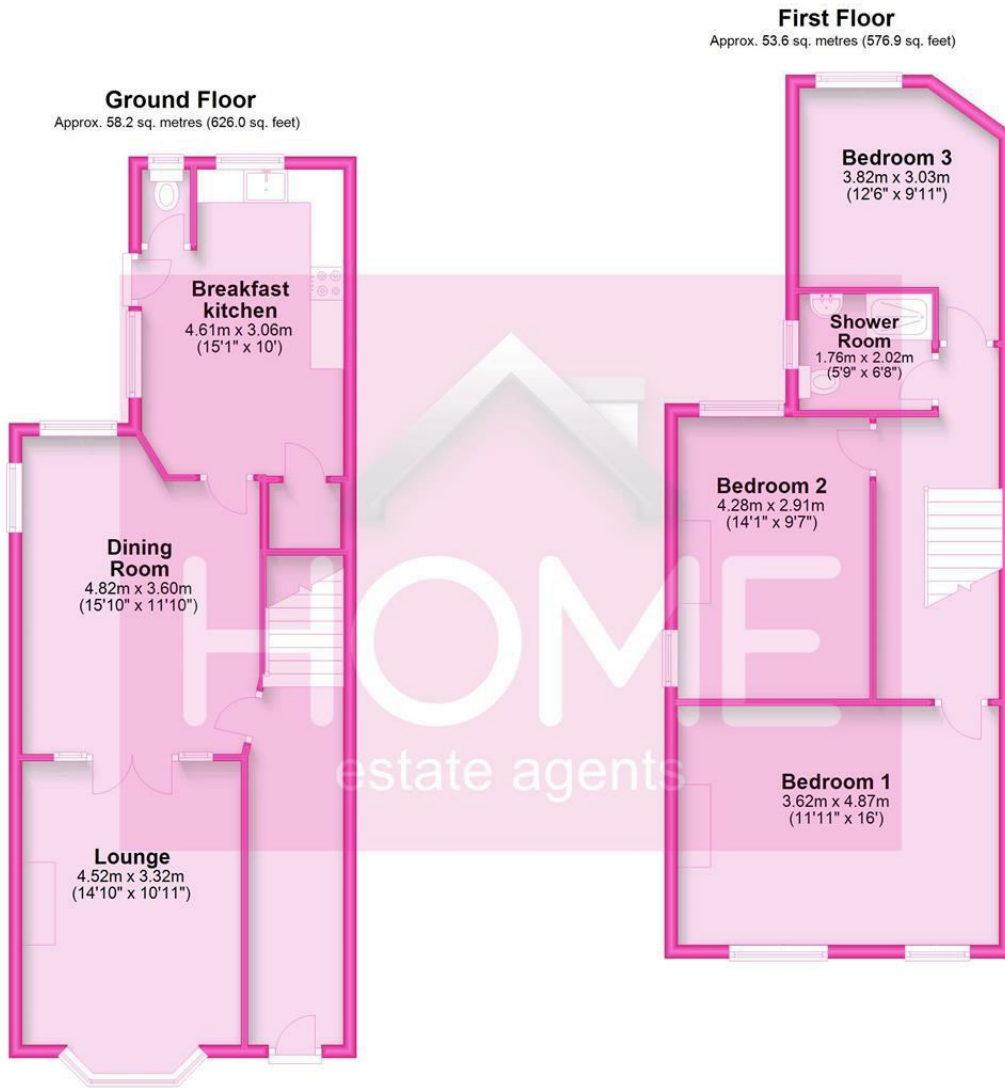


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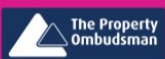
Total area: approx. 111.8 sq. metres (1203.0 sq. feet)

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			
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