



4 Newton Road Urmston Manchester M41 5AE

Offers over £600,000

STUNNING PERIOD FAMILY RESIDENCE! HOME ESTATE AGENTS are privileged to offer for sale this stylishly presented four double bedroom Victorian semi detached property. If you are looking for a high quality finish & space for a growing family, be sure to book your viewing. The ground floor comprises welcoming hallway, bay fronted lounge, sitting room & a spacious dining kitchen. To the first floor there is a period style bathroom suite, three of the bedrooms & a contemporary ensuite. The impressive fourth bedroom is located on the second floor. There is a three chamber cellar that whilst currently used for storage, could be converted into more living accommodation if so desired. Externally to the front of the property there is a slate chipped ornate garden along with a driveway providing ample off road parking. To the rear there is a wooden decked area, a generous patio area & a mainly lawned garden beyond. Ideally placed to enjoy the ever growing amenities of the area, the popular schools & transport links. To book your viewing call the team at HOME.

- A Victorian family residence
- Bay fronted lounge
- Period style bathroom suite
- Driveway & gardens
- Four double bedrooms
- Sitting room
- Ensuite shower room
- Spanning four floors
- Impressive dining kitchen
- Three chamber cellar



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Hallway

Composite door to front with glazed top light. Original coved ceiling, picture rail and ceiling rose. Wood floor and period style radiator. Stairs to the first floor.

Lounge 17'8" x 12'11" (5.39m x 3.95m)

UPVC double glazed sash bay window to front, original coved ceiling, picture rail and ceiling rose. Wood floor and period style radiator. Feature fire surround with cast iron ornate fireplace.

Sitting room 10'0" x 11'10" (3.06m x 3.62m)

UPVC double glazed window to rear, original coved ceiling, picture rail and ceiling rose. Wooden fire surround with cast iron fireplace housing a living flame gas fire. Wood floor and period style radiator. Open through to the kitchen.

Dining kitchen 17'2" x 11'4" (5.25m x 3.46m)

A comprehensive range of matching fitted wall and base units with a quartz worktop. Incorporating a double unit, Belfast style sink with instant boiling hot water tap. Integrated five ring hob, two ovens, plate warming drawer and extractor fan. Integrated dishwasher. Space for other appliances. Over worktop lighting, spotlights and plinth heater. Two UPVC double glazed windows to side and double glazed French doors leading to the rear garden.

Cellar - chamber one 16'6" x 12'11" (5.05m x 3.95m)

UPVC double glazed window to the front. Fitted base units with sink unit with mixer tap.

Cellar - chamber two 10'0" x 11'3" (3.07m x 3.43m)

Gas central heating boiler. Fitted base units.

Cellar - chamber three

Currently used for storage.

First floor landing

Open balustrade and stairs leading to the second floor.

Bedroom one 14'7" x 13'6" (4.46m x 4.12m)

Two UPVC double glazed sash windows, the front. Original coved ceiling, picture rail and ceiling rose. Large built-in storage cupboard and period style radiator.

Ensuite shower room

A contemporary three piece suite comprises low-level WC, wash hand basin with storage unit below and built-in shower cubicle. Tiling to complement, wooden effect flooring and ladder radiator.

Bedroom two 10'0" x 11'11" (3.07m x 3.64m)

UPVC double glazed window to rear, coved ceiling, spotlights and radiator.

Bedroom three 12'2" x 11'6" (3.72m x 3.52m)

UPVC double glazed window to side, spotlights and radiator.

Family bathroom

A period style three-piece suite comprises, low-level WC, wash and basin and rolled top footed bath with shower over. Tiling to complement, wooden effect, flooring, spot lights and period style towel radiator. UPVC double glazed window to side.

Second floor landing

Open balustrade, wall light and skylight.

Bedroom four 12'4" x 17'3" (3.76m x 5.28m)

UPVC double glazed window to front and Velux window. Spotlights and radiator. Large storage cupboard within the eaves.

Externally

Externally to the front of the property there is a slate chipped ornate garden along with a driveway providing ample off road parking. To the rear there is a wooden decked area, a generous patio area and a mainly lawned garden beyond.

Tenure

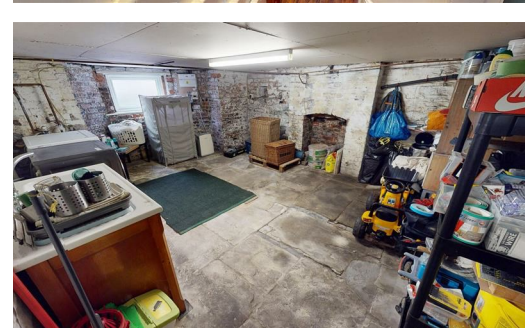
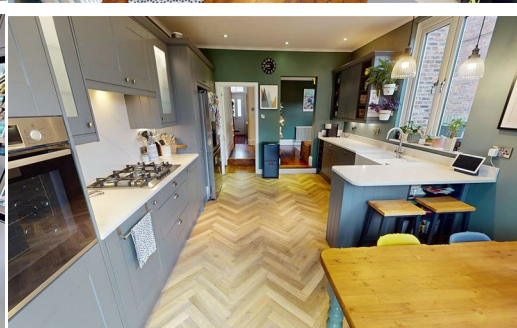
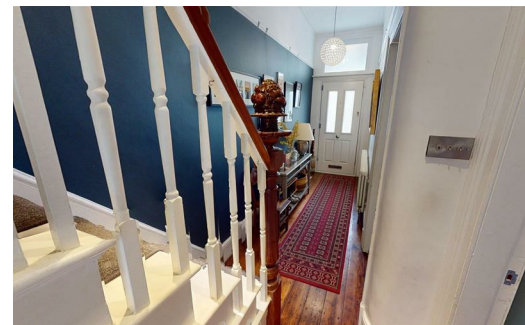
The property is Freehold.

Council tax

The property is council tax band D.

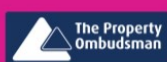
Property disclaimer

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

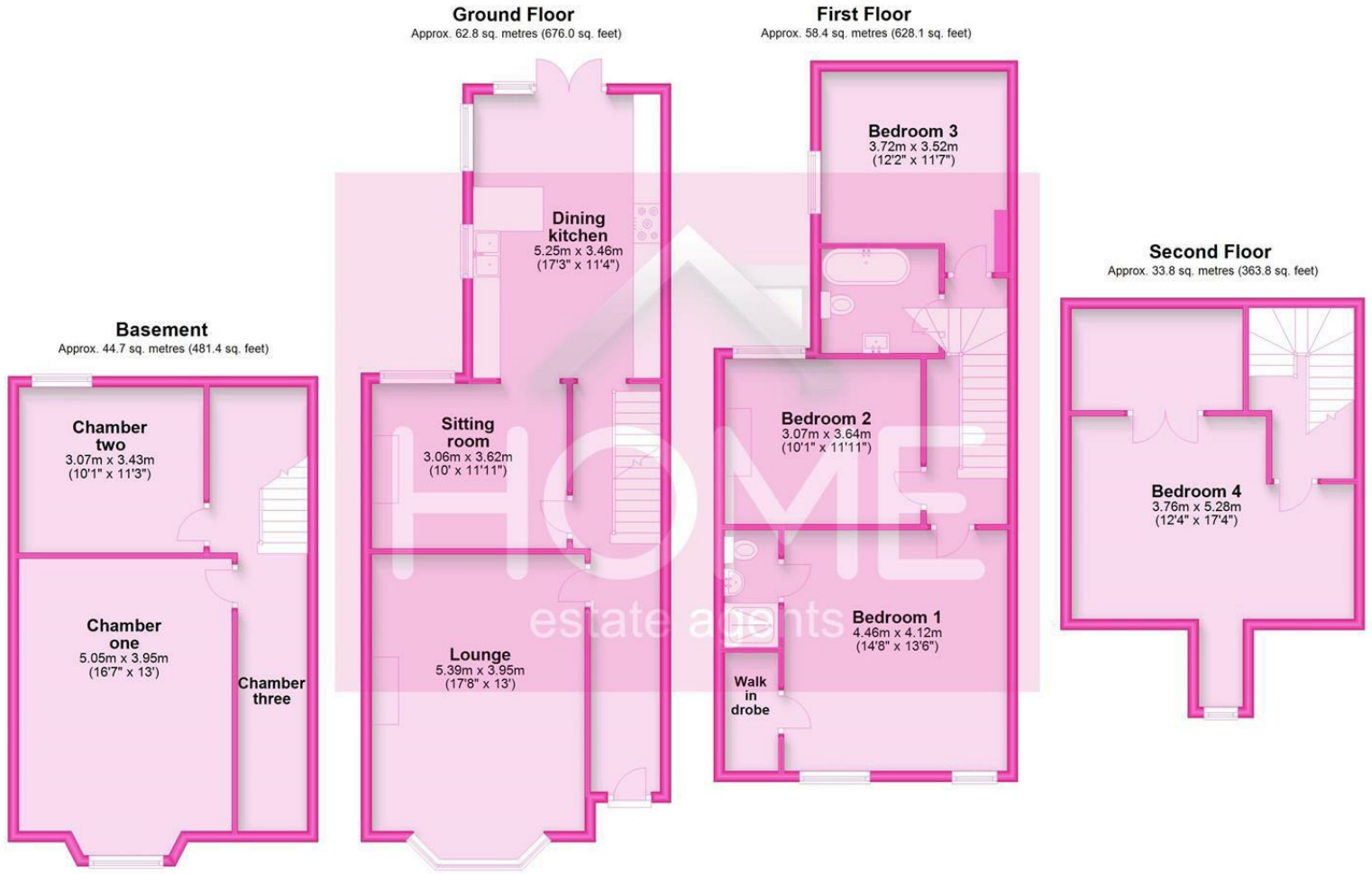


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Total area: approx. 199.7 sq. metres (2149.4 sq. feet)

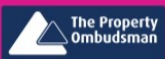
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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