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67 Crofts Bank Road Urmston Manchester M41 0UB
£950,000

STUNNING FAMILY RESIDENCE! HOME ESTATE AGENTS are privileged to bring to the market this beautifully four double bedroom extended detached family residence. Dating back from 1927 & benefiting from an enviable town centre position. The property retains many art deco features whilst still enjoying modern day additions. Spanning over 2500sq ft & a true family home in every sense. The ground floor comprises entrance hallway, three piece shower room, dining room, bay fronted sitting room, modern 'eat in' kitchen which is open through to the lounge. To the first floor there is a shaped landing, the four double bedrooms, ensuite shower room, three piece bathroom & an additional three piece shower room. The property is warmed by gas central heating & is uPVC double glazed. The majority of the ground floor benefits from a 'wet' underfloor heating system. Externally to the front of the property there is an impressive driveway accessed via remote electronic wrought iron gates, providing off road parking for several vehicles. There is access to the garage located to the side. The rear garden enjoys a sunny aspect & is not overlooked. There is a generous teak decked patio with steps leading down to the garden. There is a pathway with a large mainly lawned garden & two further wooden decked patios. Ideally placed to enjoy the ever growing amenities of the area, transport links & the popular schools. A credit to our client & must be viewed. To avoid missing out, call the team at HOME to book your viewing.

- Town centre location
- A stunning four bedroom extended detached
- Dining room
- Bay fronted sitting room
- 'Eat in' modern fitted kitchen
- Large lounge
- Downstairs shower room
- Ensuite shower room
- Family bathroom & additional shower room
- Impressive driveway, garage & gardens

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Hallway

Door to the front with leaded glazing along with matching window. LVT wooden effect flooring.

Downstairs shower room

A modern three piece suite comprises low level WC, vanity wash hand basin with storage below and built in enclosed wet room. Limestone tiled floor with electric underfloor heating. Limestone tiled walls. Dual flu heated chrome towel radiator. uPVC triple glazed window to the front.

Dining room 16'9" x 16'5" (5.13m x 5.02m)

Stained and leaded door to the front. uPVC triple glazed windows to the side. LVT wooden effect floor, two contemporary radiators and double doors leading through to the lounge, Built in storage cupboard and understairs storage cupboard. Stairs leading to the first floor.

Sitting room 17'4" x 14'6" (5.30m x 4.42m)

'Elgin and Hall' fireplace surround housing a living flame gas fire set within an Inglenook. uPVC triple glazed bay window to the front. Two period style radiators. Beautiful art deco original coved ceiling and rose.

Lounge 16'8" x 14'0" (5.10m x 4.28m)

Double glazed bi-folding doors leading to the teal level access decked patio. LVT wooden effect flooring with 'wet' underfloor heating system. Spotlights and built in speaking set within the ceiling. Open through to the kitchen.

'Eat in' kitchen 24'10" x 13'2" (7.59m x 4.02m)

A comprehensive range of fitted wall and base units with granite worktop over. Incorporating a one and a half unit sink with mixer tap and 'Quooker' instant boiler hot tap. Integrated waste disposal unit Integrated induction hob, oven microwave oven, plate warming drawers and pop up extractor fan. Integrated fridge, freezer and dishwasher. LVT wooden effect floor with 'wet' underfloor heating. uPVC double glazed LED illuminated sky lantern. Double glazed bi-folding doors leading to the teal level access decked patio area. Spotlights and speaking built into the ceiling. Off the kitchen there is a utility space with space for appliances. Door giving access to the covered porch area.

Side covered porch area

Covered side porch with 2 x electrically operated Velux roof windows , tiled floor with electric under floor heating, there is a built in storage unit for shoes and space to hang coats. Internal access is via the rear kitchen door, a front composite door to the driveway and rear composite door to the garden and there is also access to the garage from this area.

Shaped landing

uPVC triple glazed bay window to the front. Wall lights, open balustrade and loft access. The loft is partially boarded for storage and accessed via a pull down ladder.

Bedroom one 19'1" x 12'2" (5.83m x 3.72m)

uPVC triple glazed bay window to the front, original coved ceiling and radiator. A comprehensive range of fitted wardrobes with ample hanging and shelving space. Fitted drawers and storage cupboard. Walk in wardrobe with uPVC double glazed window to the front.

Ensuite shower room

Behind matching doors to the fitted wardrobes there is a three piece ensuite shower room. Comprises low level WC, wash hand basin and shower cubicle. Tiling to compliment.

Bedroom two 15'7" x 11'4" (4.77m x 3.46m)

Behind matching doors to the front and radiator. A range of modern fitted wardrobes with ample hanging and shelving space.

Bedroom three 15'11" x 11'4" (4.86m x 3.46m)

uPVC triple glazed window to the rear and two Velux windows set within the vaulted ceiling. Two radiator. A range of modern fitted wardrobes with ample hanging and shelving space.

Bedroom four 13'0" x 8'5" (3.97m x 2.57m)

uPVC double glazed curved window to the rear and uPVC double glazed window to the rear. A range of modern built in wardrobes with ample hanging and shelving space. Radiator.

Family bathroom 9'3" x 6'8" (2.84m x 2.04m)

An art deco style three piece suite comprises low level WC, wash hand basin and free standing bath. Porcelain tiled floor and walls. Dual fuel period style towel radiator and spot lights. uPVC double glazed window to the rear.

Shower room 5'5" x 7'4" (1.66m x 2.26m)

A three piece suite comprises low level WC, wash hand basin and built in shower cubicle. Tiling to compliment and tiled floor with electric underfloor heating. Dual fuel chrome towel rail

Cellar

From the garden there are steps that lead to a small dry secure cellar area which has lined walls ceiling and sheet vinyl flooring and is currently used for exercise bike / work out room.

Garage 20'7" x 11'1" (6.28m x 3.40m)

Up and over garage door. Mini kitchen area with sink and fitted base and wall unit. Off the garage there is a two piece WC.

Home office 10'5" x 11'1" (3.20m x 3.39m)

Currently a home office although could be used in various ways. uPVC double glazed windows to the side and the rear. Radiator.

Externally

To the front of the property there is a impressive driveway accessed via remote electronic wrought iron gates, providing off road parking for several vehicles. There is access to the garage located to the side. There are steps leading to the front door of the property and porch area. The rear garden enjoys a sunny aspect and

is not overlooked. There is a generous teak decked patio with steps leading down to the garden. There is a pathway with a large mainly lawned garden and two further wooden decked patios. There is access to the cellar to the rear.

Other information

The original stained glass windows have been encapsulated within the uPVC unit retaining the character.

The majority of the property is triple glazed apart from the two sets of bi-folding doors and the garage windows. The property also benefits from a deeper floor void under the entire house, the current owner has boarded the entire area and uses it as dry storage. Access to this area is via a door from the cellar area.

The primary and secondary schools locally are of a high standard. Urmston Grammar School is an extremely popular school with a GOOD Ofsted rating.

The transport links in the area are superb with trains regularly into Manchester and Liverpool. The Metro goes from the Trafford Centre and bus links take you across the area.

Tenure

The property is Freehold.

Council tax

The property is council tax band E.

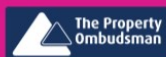
Property disclaimer

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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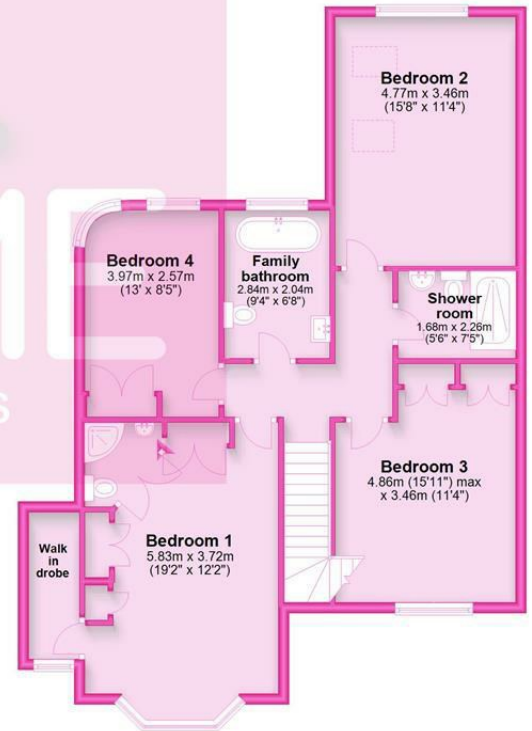


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Ground Floor
Approx. 153.0 sq. metres (1646.9 sq. feet)



First Floor
Approx. 86.4 sq. metres (929.8 sq. feet)



Total area: approx. 239.4 sq. metres (2576.7 sq. feet)

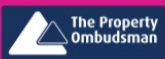
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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