



61 Railway Road Urmston Manchester M41 0XT

Offers over £369,999

SPANNING FOUR FLOORS! HOME ESTATE AGENTS are delighted to offer for sale this substantial four double bedroom end terrace property situated in the heart of Urmston town centre. Ideally placed to enjoy the ever growing amenities of the area, transport links & the well regarded schools. The ground floor comprises welcoming hallway, 26ft through lounge diner and 17ft kitchen. To the first floor there are two of the four double bedrooms, utility room & four piece family bathroom suite. The second floor boasts an impressive converted loft space. The property boasts a converted cellar where you find the two remaining double bedrooms along with a three piece bathroom suite. The property is uPVC double glazed & is warmed by gas central heating. Externally to the front of the property there is a well presented walled garden along with wrought iron gate. To the rear there is an enclosed courtyard with artificial lawned areas. To book your viewing to appreciate the space available call the team at HOME.

- Town centre location
- Spacious through lounge diner
- Additional three piece bathroom
- A spacious family home
- Spanning four floors
- Fitted kitchen
- Gas central heated
- Four double bedroom end terrace
- Four piece bathroom
- uPVC double glazed



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Hallway

uPVC double glazed door to the front with uPVC double glazed top light. Wooden effect floor and radiator. Stairs leading to the first floor.

Through lounge diner 26'6" x 10'9" (8.08m x 3.28m)

uPVC double glazed bay window to the front and uPVC double glazed window to the rear, both with fitted plantation shutters. Feature fire surround with back and hearth housing a living flame gas fire. Original coved ceiling and two radiators.

Kitchen 17'10" x 8'3" (5.46m x 2.54m)

A comprehensive range of fitted wall and base units with a rolled edged worktop over. Incorporating a one and a half unit sink with mixer tap. Integrated hob, oven and extractor fan. Space for appliances. Tiling to compliment, tiled floor and radiator. uPVC double glazed window to the side and uPVC door leading to the rear courtyard.

Converted basement - bedroom four 11'4" x 9'4" (3.46m x 2.87m)

uPVC double glazed window to the front, radiator and tiled floor.

Converted basement - bedroom three 13'5" x 6'6" (4.09m x 2.00m)

uPVC door to the rear, tiled floor and radiator. Understairs storage cupboard.

Converted basement - bathroom 10'2" x 8'4" (3.12m x 2.55m)

A contemporary three piece suite comprises low level WC, vanity wash hand basin and bath. Tiling to compliment, tiled floor, radiator and extractor fan.

Shaped first floor landing

Open balustrade, uPVC double glazed window to the side and stairs leading to the loft conversion.

Bedroom one 10'11" x 13'8" (3.33m x 4.17m)

Two uPVC double glazed windows to the front and radiator.

Bedroom two 13'10" x 8'7" (4.22m x 2.64m)

uPVC double glazed window to the rear and radiator.

Utility room 5'4" x 4'6" (1.63m x 1.39m)

Conveniently located on the first floor. uPVC double glazed window to the side and gas central heating boiler.

Family bathroom 9'4" x 8'4" (2.87m x 2.55m)

A four piece suite comprises low level WC, wash hand basin, shower cubicle and rolled top footed bath. Tiling to compliment, tiled floor and radiator. uPVC double glazed window to the side.

Converted loft space 24'2" x 9'4" (7.37m x 2.87m)

uPVC double glazed window to the front and radiator.

Externally

To the front of the property there is a well presented walled garden along with wrought iron gate. To the rear there is an enclosed courtyard with artificial lawned areas.

Tenure

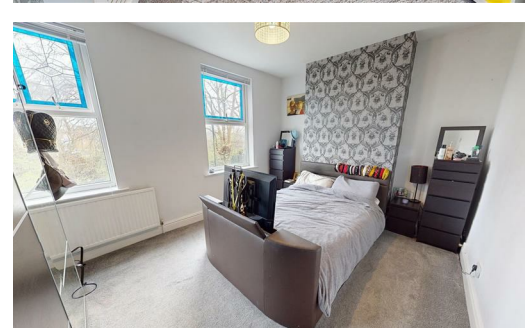
The property is leasehold with a ground rent of £5.00 payable annually.

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.

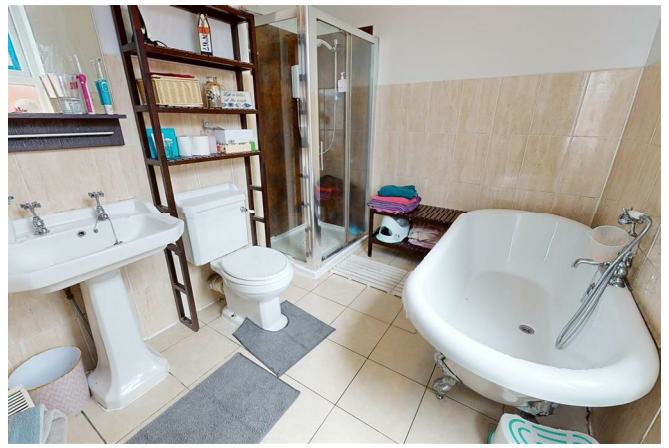


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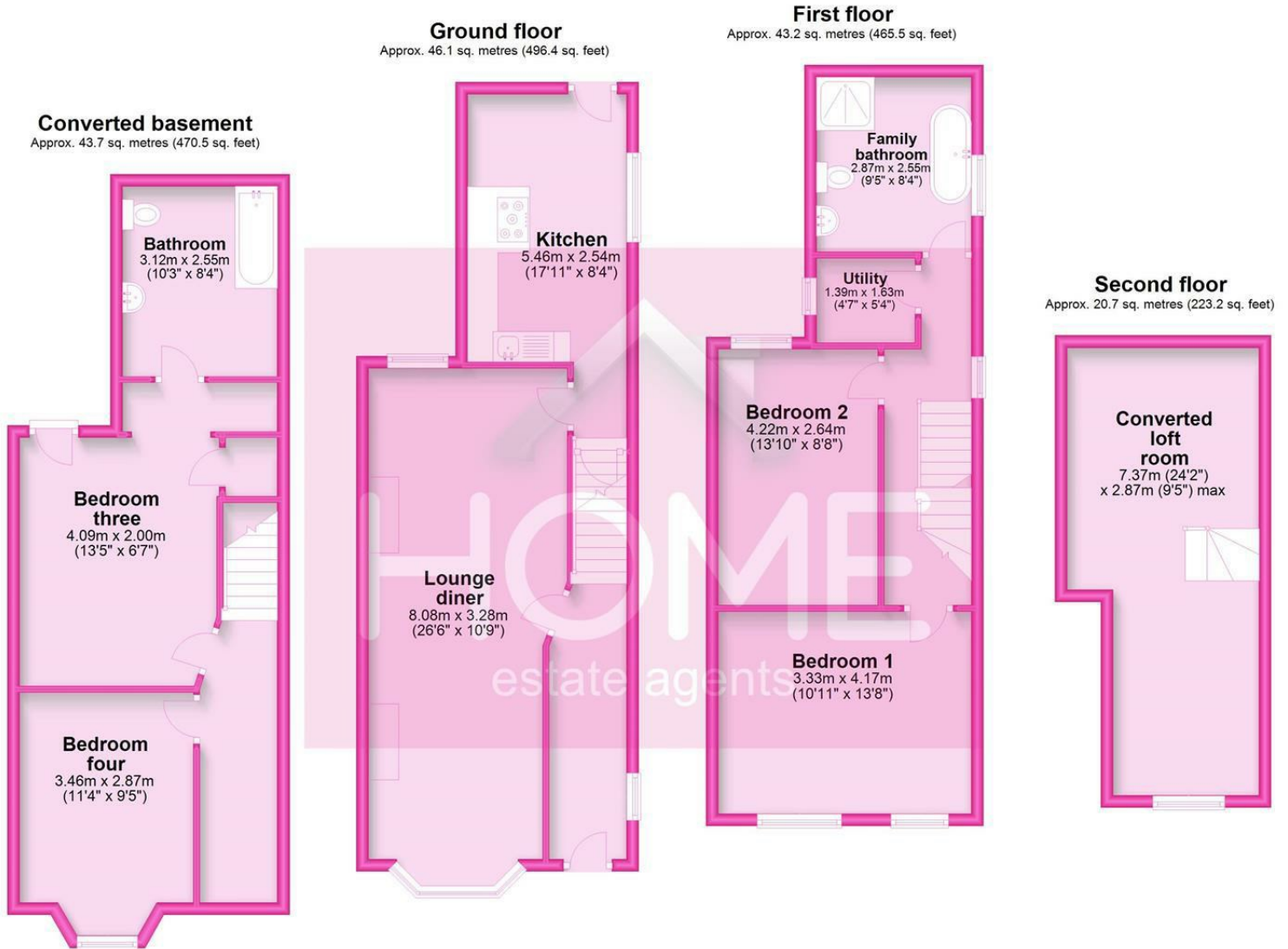


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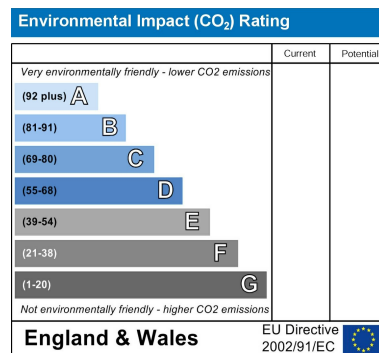
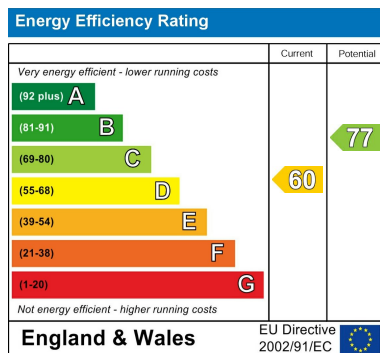
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Total area: approx. 153.8 sq. metres (1655.6 sq. feet)



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