



23 Derby Road Urmston Manchester M41 0UF

Offers over £625,000

EXCEPTIONAL THROUGHOUT! HOME ESTATE AGENTS are privileged to offer for sale this superbly presented four bedroom period semi detached situated in the heart of Urmston town centre. If you are looking for a property full of character, finished to the highest of standards & on one of the areas premier roads be sure to book your viewing. In brief the accommodation spans three floors comprises welcoming hallway, bay fronted through lounge diner, beautiful kitchen, sitting room, downstairs WC, shaped landing, the four well proportioned bedrooms & a contemporary four piece bathroom suite. There is an extremely useful cellar which is currently used as a utility space & for storage. The property is warmed by gas central heating & is double glazed. Externally to the front there a resin driveway providing ample off road parking along with steps leading to the entrance. To the side there is access to the rear where there is an impressive garden that benefits from patio areas, a block paved garden, stocked beds & a garden pond. There is a garden shed that boasts power & lighting. This really is a superb family home in every sense & a genuine credit to our clients. Ideally placed for the ever growing amenities of the area, Urmston train station & the well regarded schools. To book your viewing call HOME on 01617471177.

- Four bedroom period semi detached
- Bay fronted lounge diner
- Fitted kitchen
- Sitting room
- Downstairs WC
- Useful cellars
- Four piece bathroom suite

Hallway

Stained and leaded door to the front with matching original window. Picture rail, polished wood floor, period style radiator, access to the cellar and stairs leading to the front door.

Through lounge diner 25'2" x 11'8" (7.68m x 3.56m)

Stone fire surround with matching hearth housing a multi fuel burning stove. Timber double glazed bay window with original stained and leaded window encapsulated within the top light. uPVC double glazed window to the side with etched glass. Exposed chimney breast. Period style radiator and LED spots.

Kitchen 11'1" x 15'1" (3.38m x 4.60m)

A comprehensive range of solid wood fitted wall and base units with a granite worktop over. A Belfast style sink with mixer tap, display shelving and wine rack Integrated microwave, space for range style cooker and other appliances. Wooden effect floor, spotlights, contemporary upright radiator and solid oak barn door leading to the rear garden. Open through to the dining room.

Sitting room 10'11" x 9'10" (3.35m x 3.02m)

Four Velux windows set within the vaulted ceiling. Two uPVC double glazed windows to the side. Aluminium double glazed patio doors giving access to the rear garden.

Downstairs WC

A two piece suite comprises low level WC and wash hand basin with glass splash back. Ladder radiator.

Inner vestibule

Built in larder unit with ample shelving and storage space

Cellar hallway

Worcester gas central heating boiler. Radiator and space for storage.

Cellar main chamber 11'8" x 10'7"2" (3.56m x 3.07m)

uPVC double glazed window. Fitted worktop with space below for appliances.

Cellar storage chamber

Currently used for storage.

Shaped landing

Skylight, wall lights and open balustrade. Original picture rail and dado rail.

Bedroom one 13'8" x 10'9" (4.17m x 3.28m)

Timber double glazed window bay to the front with original stained and leaded glass encapsulated within the top light. Feature display shelving with lighting. Contemporary radiator.

Bedroom two 11'1" x 11'5" (3.38m x 3.50m)

uPVC double glazed window to the rear and contemporary period style radiator. A range of built in wardrobes with ample hanging and shelving space. Over door storage cupboard with loft access. The loft benefits from a Velux window to the rear.

Bedroom three 11'8" x 10'2" (3.58m x 3.12m)

Exposed brick chimney breast, period style radiator, spotlights and television point. uPVC double glazed window to the side with etched glass.

Bedroom four 8'0" x 6'2" (2.46m x 1.88m)

Bespoke steps with storage units leading up to the mezzanine sleeping area. Timber double glazed window to the front with the original stained and leaded windows encapsulated in the top light. Period style radiator.

Bathroom

A stunning four piece suite comprises low level

WC, vanity wash hand basin, rolled top footed bath with mixer tap and separate large shower cubicle ran off the combination boiler. Tiling to compliment and tiled floor. Spotlights and period style towel radiator. Two uPVC double glazed opaque windows to the rear.

Externally

To the front of the property there is a walled garden with a generous resin driveway providing ample off road parking. The resin driveway continues to a pathway giving access to the rear. There is an EV charging point. To the rear there are two paved patio areas, a mainly block paved garden and garden pond with fountain. Security lighting and outside lighting. There is also a 9'0 x 8'0 garden shed that benefits from electric.

Tenure

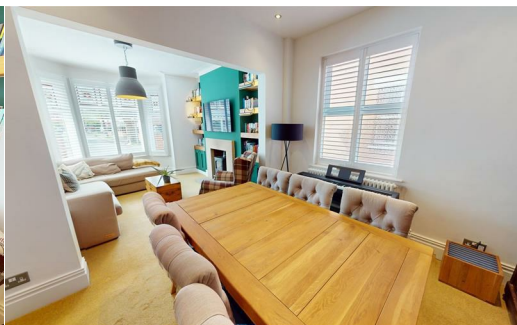
We have been informed by our clients that the property is Freehold.

Council tax

The property is council tax band D.

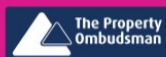
Property disclaimer

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.

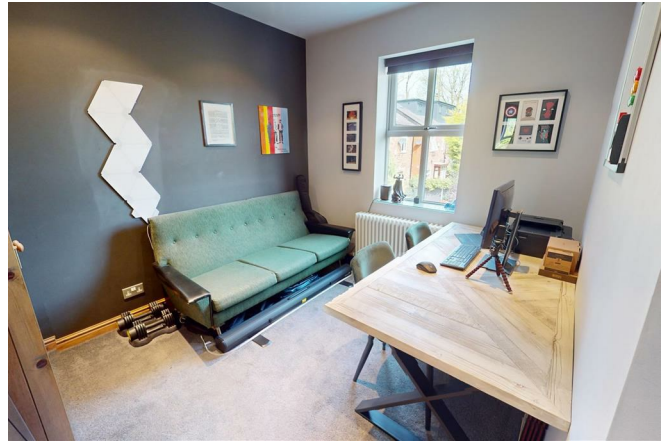


LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com



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

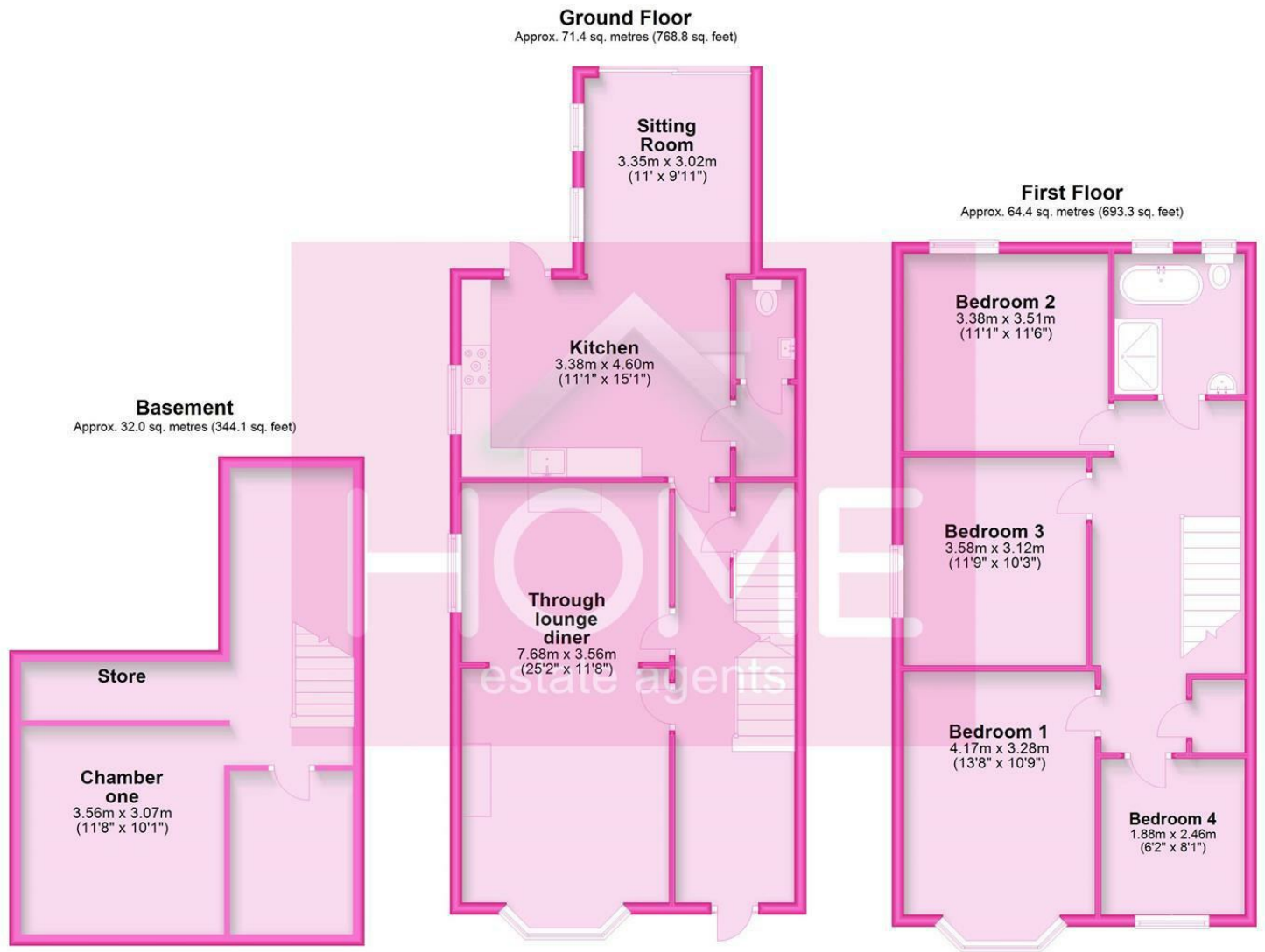


LOCAL EXPERTS THAT GET YOU MOVING

www.homestateagents.com



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



Total area: approx. 167.8 sq. metres (1806.1 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



LOCAL EXPERTS THAT GET YOU MOVING

www.homestateagents.com



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