



Oliver James
ESTATE AGENT

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51 Urmston Lane, Stretford
Offers in Region of £625,000



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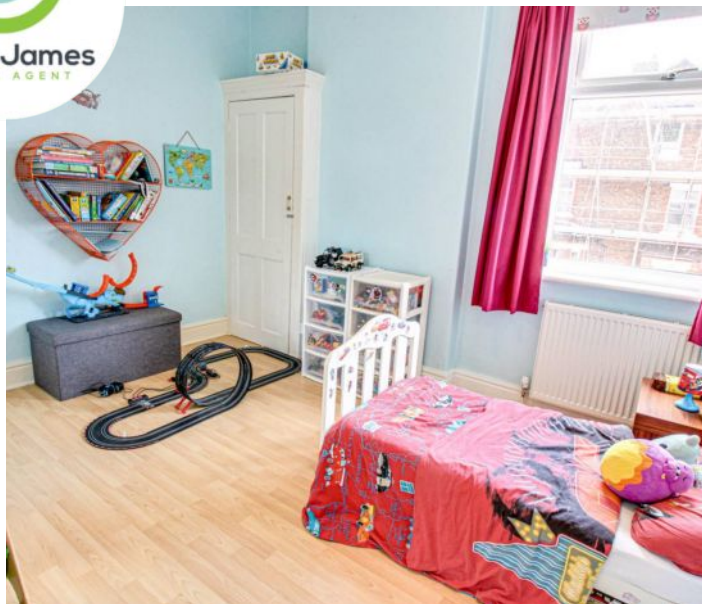
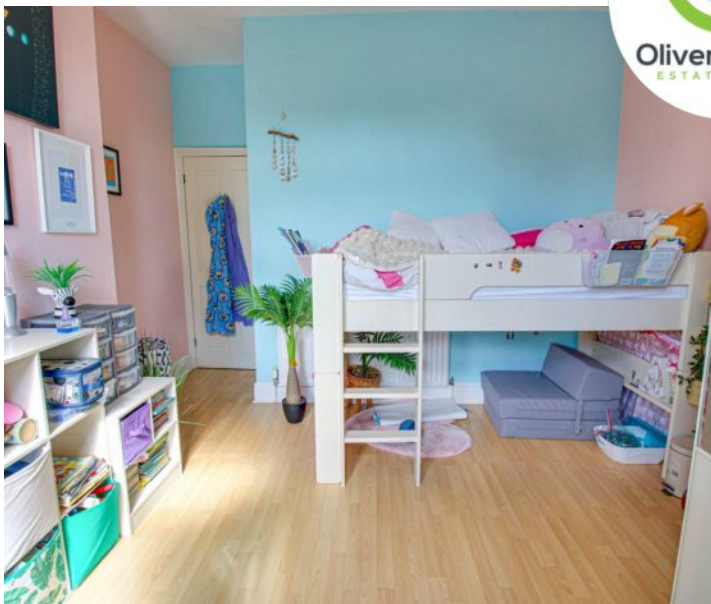
Stretford, Manchester



"Victorian semi with grand interiors, spacious rooms, raised deck, expansive garden. Cellar for gym/workshop. Four bedrooms, two bathrooms, excellent schools nearby. A blend of history, space, and charm in a peaceful neighbourhood." Council Tax band: D

Tenure: Freehold

- Four genuine double bedrooms, offering generous space for all the family
- Two modern bathrooms, ideal for busy households
- Impressive Victorian semi-detached home full of original period features
- Set on an unusually wide plot with superb curb appeal
- Double garage and large driveway providing ample parking
- Elegant interiors with high ceilings, featured bay designs and spacious rooms throughout
- Raised composite decked terrace overlooking a substantial rear garden
- Expansive garden space, perfect for families, entertaining with lean to covered seating area for all weathers, or future development
- Useful three-room cellar, currently storage/utility but with exciting conversion potential
- Located close to excellent local schools including Moss Park Primary and Stretford Grammar



Hallway

Vestibule entrance with stunning black and white tiled walls, into the hallway is laminate flooring, wooden panelling to walls, corbels and radiator.

Lounge

14' 1" x 13' 9" (4.30m x 4.20m)

Front facing upvc square bay, side facing bay styled walls with colour leaded windows, wooden fireplace surround, picture rails, coving, laminate flooring and radiator.

Dining Room

13' 5" x 11' 2" (4.10m x 3.40m)

Rear facing upvc french doors, laminate flooring, picture rails, coving and radiator.

Kitchen

11' 10" x 10' 6" (3.60m x 3.20m)

Side facing upvc window, fitted range of base and wall units with over oven chimney style design, electric oven, four ring gas hob, microwave, breakfast bar and plumbed for dishwasher.

Guest WC

7' 7" x 2' 7" (2.30m x 0.80m)

Side facing upvc window, large storage cupboard, hand wash basin and low flush WC

Cellar Rooms

Accessed Via stairs down from garden and also hallway. Cellar Room One - Lounge Styled with exposed brick bay design. 3.3m x 4.2m Cellar Room Two - Used as an office with Vaillant Boiler fitted corca 2016, plumbed for washer. 3.3m x 3.5m Storage Room - 2.1m x 2.2m

Landing

Radiator and wooden panelling to the walls.

Bedroom One

11' 2" x 13' 5" (3.40m x 4.10m)

Two front facing upvc windows, two recessed walk in wardrobes, laminate flooring, ceiling moulding, coving and radiator.

GARDEN

South West facing, Large lawn garden areas, under canopy seating area, composite decking area and stairs to cellar. Plenty of privacy offered from hedges and trees.

DRIVEWAY

4 Parking Spaces

Patio driveway with gated entrance with plenty of space for at least 3 cars. Hedges around the boundary to offer cover from the Road.

GARAGE

Double Garage

Double Garage both measuring 2.4m x 5.4m Lean to storage area to the side of the garages.





All measurements are approximate and for display purposes only
 Total Area from all levels approx
 187.5 m2 - 2018 ft2



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Oliver James, 4 Liverpool Road - M44 5AF

0161 696 5050 • hello@oliverjames.co.uk • oliverjames.co.uk

