



 6
Bedrooms

 3
Bathrooms





Trading Places are happy to welcome this exceptional six-bedroom period property in the vibrant community of Stretford, offering spacious and elegant living across four floors, accentuated by its convenient proximity to transport links and the ongoing redevelopment of Stretford.

Upon arrival, you'll be greeted by a manicured lawn and a pebbled driveway, which can hold 5 cars this leads to a freestanding garage and path to the large front door. You are met with the charm of beautiful stained-glass windows, hinting at the character and warmth found within. As you step inside, you will see the high ceilings, original parquet flooring, and grand extra-wide staircase. These original features are prominent throughout, including detailed cornices, picture rails, and daydo rails.

You will then enter the first reception room which features a tiled fireplace with a cast iron surround and a beautiful bay sash window, this space is perfect for relaxing evenings or entertaining guests. To get to the rear of the house you will go through a butler swing door, from here you will find a well-appointed kitchen, complete with modern appliances and ample storage, as well as a downstairs WC and access to the cellar. The second reception room features a large open fireplace and large windows looking out onto the garden.

One of the notable features of this property is its cellar, offering additional space that could be made into an individual apartment. Here, you'll find a utility room, two storage rooms currently used as a workshop, and a wood store, this adds practicality to everyday living and keeps the main living areas clutter-free.

Ascending the staircase to the upper floors, you'll discover the sleeping quarters. The six bedrooms offer generous proportions, providing comfort for the entire family. The master suite provides a luxurious sanctuary for relaxation. The remaining bedrooms are equally inviting, offering versatility to accommodate guests and children.

Outside, the property presents a large maintained garden to the rear. The garden features an impressive magnolia tree in the center, a large weeping willow at the back, and a hazelnut tree. There are multiple seating areas in the garden and a patio from the property with steps to the rest of the garden. Whether it's hosting gatherings, gardening, or simply enjoying the sunshine, this tranquil space adds to the allure of the home. The property has planning permission for a single-story annex at the rear, please see the link below to see more on this.

The property's proximity to transport links ensures easy access to nearby amenities and attractions, while the redevelopment of Stretford Mall promises exciting opportunities for shopping, dining, and entertainment just moments away.

In summary, this six-bedroom house in Stretford epitomizes sophisticated living with its spacious layout, charming features, and convenient location. From the original features to the beautiful garden, every aspect of this property exudes warmth and elegance, offering a truly special place to call home.

<https://pa.trafford.gov.uk/online-applications/applicationDetails.do?keyVal=S4XL0QQQL00Y00&activeTab=summary>

Council Tax - G

EPC -E

The house is a leasehold property (999 years from when built - 1897, £8 ground rent per year). The width of the driveway is Freehold and this is the whole length of front and back.

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Porch

Tiled floor. Large wooden door with stained glass. Stained glass windows.

Entrance

Hardwood parquet flooring. Wall-mounted radiator. A large wooden door with stained glass. Stained glass windows. Impressive extra wide staircase. Butler swing door.

Reception Room 1

Original floorboards. Wall-mounted radiators. Tiled fireplace and mantle with cast-iron surround. Sash windows and stained glass windows.

Reception Room 2

Original floorboards. Large bay window. 2 x Wall-mounted radiators. Large open fireplace.

Kitchen

Tiled floor. 3 x Windows. Wall and base units. Part tiled walls. Gas hob, oven, microwave, fridge/freezer and wine cooler.

WC

WC. Tiled floor. Handwash basin. Frosted window.

Cellar 1

Vinyl floor. Wall-mounted radiator. Fusebox.

Cellar 2

2 x Windows. Large chamber. Concrete flooring.

Cellar 3

Window. Base units. Belfast sink. Space for appliances. Part tiled wall. Wall-mounted radiator. Boiler.

Cellar 4

Concrete floors. Window.

Cellar 5

Concrete floor. Used as workshop.

Cellar 6

Concrete floor. Used as wood store.

Landing

Carpet. Wall-mounted radiator. Sash stained glass window.

Bedroom

Laminate floor. 2 x Sash windows. Wall-mounted radiator.

Bedroom

Original floorboards. 4 x Sash windows. Handwash basin. 2 x Wall-mounted radiators.

Bedroom

Original floorboards. Sash windows. Handwash basin. Wall-mounted radiator. Original cast-iron fireplace.

Bedroom

Laminate floor. Sash windows. Handwash basin. Wall-mounted radiator.

Bathroom

Frosted windows. Handwash basin. Tiled floors and walls. Wall-mounted radiator. Bath with overhead shower.

WC

Floorboards. Frosted sash window. WC. Parted tiled walls.

Bedroom

Original floorboards. Brick exposed wall. Tiled fireplace. Double-glazed window. Wall-mounted radiator.

Bedroom

Laminate floor. Velux skylight windows. Built-in closet. Storage in the eaves. Double-glazed window.

Wet Room

Tiled walls. Mosaic flooring. Electric shower. WC. Hand basin.

Front Garden

Gated entrance. Large driveway. Path and steps to the house. Manicured front lawn with hedges to the side and trees to the front. Pebbled leading to the back.

Side

Alternate entry to the property. Access to cellar. Garage.

Rear Garden

Paved patio from the second reception room. Lawned area. Path down the garden. Variety of trees and plants. Hedges around the perimeter. Planning permission for single-story annex.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Urmston Lane, Stretford, M32 9EF

