



## 49 Cumberland Road Urmston, Manchester, M41 9HR

**\*NO CHAIN\* \*MORE PHOTOGRAPHS COMING SOON\*** Park Lane Estate Agents are delighted to offer For Sale this extended, three-bedroom semi-detached house on Cumberland Road, a highly desirable tree-lined road in Urmston. Perfectly positioned for easy access to schools, shops, transport links and the wide variety of restaurants and bars that Urmston has become popular for. This property requires modernisation throughout and would be ideal for any purchaser looking to create the perfect family home. The property is uPVC double-glazed throughout and warmed by gas central heating. The internal accommodation comprises porch, entrance hallway, dining room, lounge, kitchen, under-stairs storage, stairs to the first-floor landing, master bedroom, second bedroom, third bedroom, family bathroom and separate w.c. Externally to the front, the property boasts an easy-to-maintain front garden with off-road parking for multiple cars and access to the rear garden. The rear of the property is SOUTH FACING with a spacious garden which is a mix of lawn and patio with mature borders and flower beds. The rear garden also boasts a detached garage. This property has the potential to be a stunning family home and must be viewed to be appreciated. Contact us now to arrange your viewing!

**Offers In The Region Of £425,000**

# 49 Cumberland Road

Urmston, Manchester, M41 9HR



- NO CHAIN
- SOUTH FACING REAR GARDEN
- WALKING DISTANCE TO URMSTON TOWN CENTRE
- MORE PHOTOGRAPHS COMING SOON
- OFF ROAD PARKING FOR MULTIPLE CARS
- CONTACT US NOW TO ARRANGE YOUR VIEWING
- MODERNISATION REQUIRED THROUGHOUT
- DETACHED GARAGE TO THE REAR

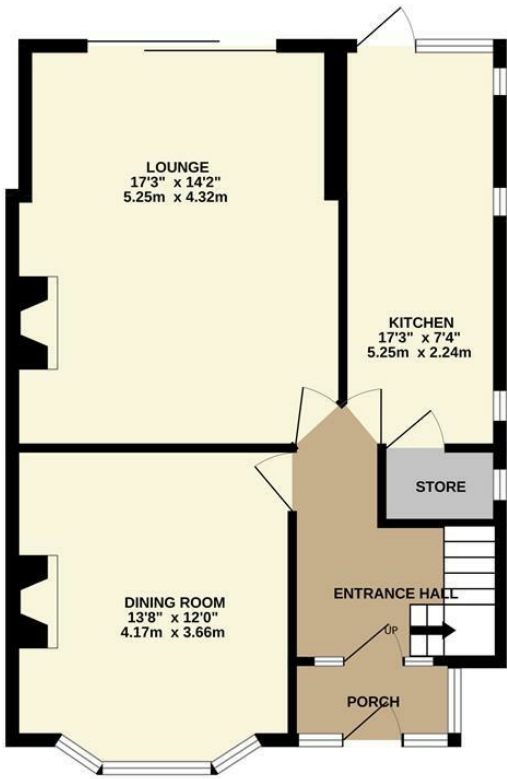


Directions

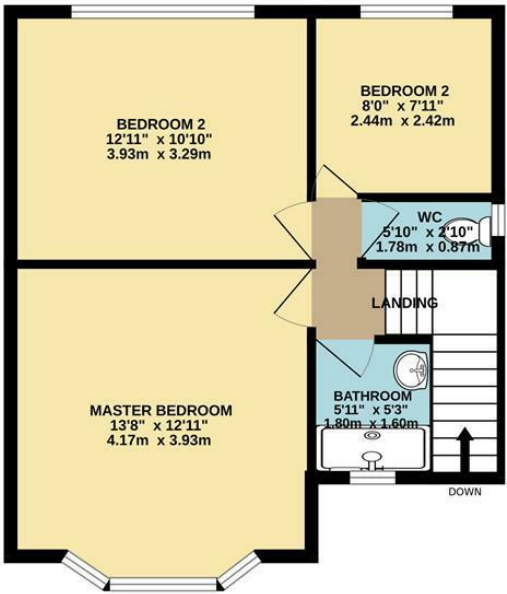


Floor Plan

GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



THREE BEDROOM SEMI-DETACHED

TOTAL FLOOR AREA : 1068 sq.ft. (99.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	