







'Kinmundy' Crofts Bank Road

Urmston

M41 0UB

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

'Kinmundy'
69 Crofts Bank Road
Urmston
Trafford
M41 0UB

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£995,000

A MOST ATTRACTIVE LATE VICTORIAN DETACHED PROPERTY OFFERING A UNIQUE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL PERIOD RESIDENCE WITH SCOPE TO MODERNISE AND REFURBISH TO A PURCHASERS OWN REQUIREMENTS Offering spacious family accommodation of approx 4222 sq ft to include an attached brick garage of over 500 sq ft. The garage offers scope to convert (Subject to any necessary consents required). Four separate reception rooms including a large open plan kitchen/dining/family room. Range of cellar rooms offering scope for upgrade/conversion (subject to any necessary consents required) . Many period features retained. Five double bedrooms. Excellent off road parking to the front. Private mature rear garden with a westerly aspect and backing onto Golden Hill Park. Situated in the heart of Urmston Town Centre within all amenities and facilities within easy reach. Walking distance of Urmston Train Station and with good access to transport links. Must be viewed to fully appreciate the potential offered. No ongoing vendor chain.

TO THE GROUND FLOOR

Vestibule
To:

Entrance Hall
With stairs off to the first floor. Radiator. Period features. Door off to the cellar. Feature window to the side elevation.

Lounge
With beautiful sash bay window the front elevation with leaded lights and stained glass inserts with a further two feature windows to the side elevation. Electric fire set within an attractive fireplace. Two radiators.

Sitting Room
With sash windows to the front elevation. Two radiators.

Rear Sitting room
With a sash window to the rear elevation. Radiator. Fitted electric fire. Built-in storage.

Inner Hall
With built in storage. Door off to to:

Utility Room
With a double drainer stainless steel sink unit with a range of base cupboard units. Window to the rear elevation. Metro tiled walls.

Rear Porch
With plumbing for a washer and exit door to outside.

Open Plan Kitchen/Dining/Family Room
With a range of base and wall cupboard units and working surfaces incorporating a double drainer stainless steel sink unit. Neff built in oven and grill. Gas hob with extractor above. Integrated fridge. Breakfast bar facility. Parquet flooring. Gas fire set within a brick surround with fitted storage and shelving adjacent. Beautiful feature window to the side elevation with leaded lights and stained glass inserts. Six radiators. Bay window to the rear with French doors leading out to the rear garden.

Cellars
Range of cells beneath the property offering scope for conversion/upgrade (subject to any necessary consents required).

TO THE FIRST FLOOR

Landing
With a feature window to the side elevation with leaded lights and stained glass inserts with decorative panelling. Radiator.

Bedroom (1)
With three sash windows to the front elevation. Two radiators. Wall hung sink unit. Fireplace.

Bedroom (2)
Two sash windows to the front elevation. Wall hung wash hand basin. Fireplace. Windows to side elevation with leaded lights and stained glass inserts. Radiator.

Bedroom (3)
With with a sash window to the rear. Radiator. Wash hand basin. Fireplace.

Separate WC
With WC and window to the side elevation.







Bathroom
With bath and wall hung wash hand basin. Radiator and heated towel rail. Metro tiling. Cylinder cupboard. Sash window to the rear.

TO THE SECOND FLOOR

Second Floor Landing
With roof window and access to eaves.

Bedroom (4)
With a sash window to the front elevation. Fireplace. Radiator. Wall hung wash hand basin.

Bedroom (5)
With a sash window to the rear elevation. Wall hung wash hand basin. Radiator. Built-in storage.

Outside
To the front of the property is an off road parking facility leading to a large attached brick garage with double doors, roof window and window and exit door to the rear. The garage offers excellent scope to convert (Subject to an necessary consents required).

The rear garden offers an excellent degree of privacy with mature borders, lawned areas and backing onto Golden Hill Park.

Additional Information
The tenure of the property is FREEHOLD. Unregistered at land registry, title deeds held by the vendors solicitor.


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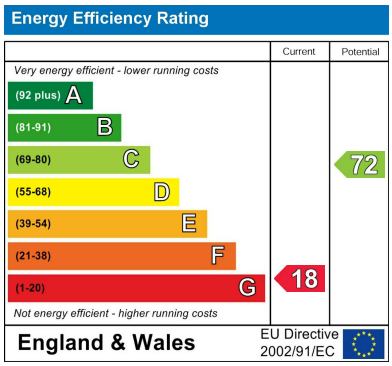

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Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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