

TRADING PLACES

£1,250,000
Cemetery Lodge, Queens Road, M41

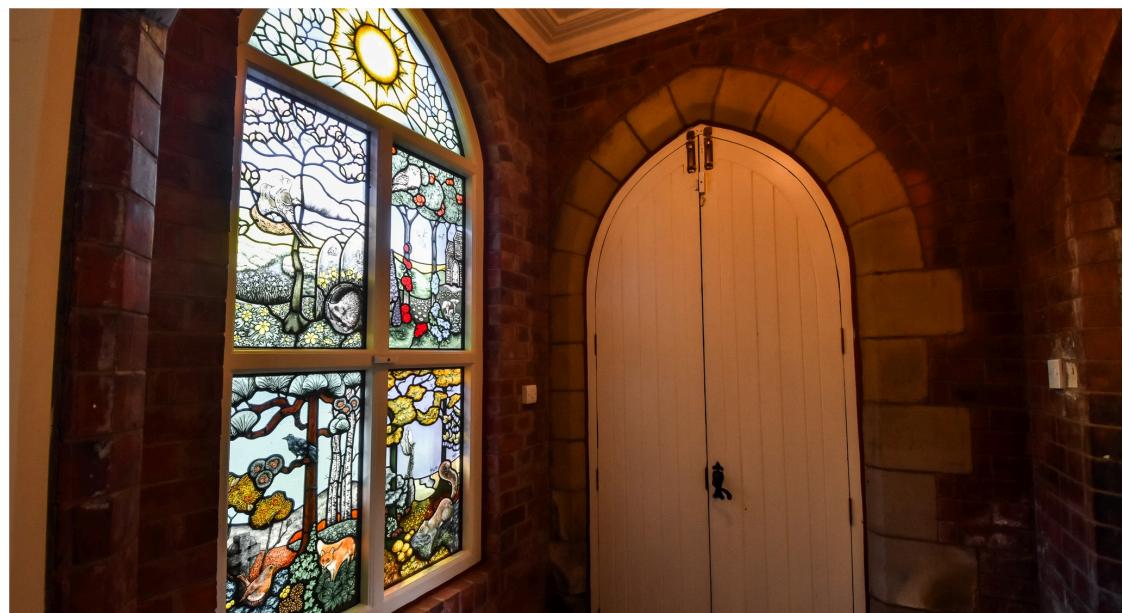


5
Bedrooms

3
Bathrooms

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TRADING PLACES ESTATE AGENTS are privileged to offer for sale 'CEMETERY LODGE'. This exceptional five double bedroom, individually designed, detached family home is one of Urmston's finest properties sitting in 0.3 of an acre of exceptional garden. Backing onto the Mersey Valley woodland and meadows, the house consists of over 3200sq.ft. of living accommodation. The property is situated at the end of Queens Road, considered to be the most desirable residential area of Urmston. It offers a truly unique location within a few minutes walking distance of the thriving Urmston town centre with its shops, restaurants and bars whilst also offering a secluded and supremely private setting with uninterrupted views over the meadows. Spanning four floors, the property (built in 1893) has many original period characteristics whilst still having all the expected modern day features. The property passed into private ownership in 1999 when it was completely renovated, with a loft conversion taking place in 2018. In brief the ground floor comprises entrance lobby with a beautiful stained glass window, large lounge opening to a sitting room, dining room, modern fitted dining kitchen, hallway, and downstairs WC. On the first floor you will find three well proportioned double bedrooms along with a three piece bathroom suite with underfloor heating. To the second floor you will find the remaining double bedrooms, impressive floor to ceiling window providing exceptional views over the meadows and a second shower room. There are two generous chamber cellars which whilst currently used for storage have the potential to be converted into further living space if required. The property is warmed by gas central heating. Externally the gardens genuinely must be viewed! To the front of the property there is a driveway providing ample off road parking for several vehicles and a mainly lawned garden. The driveway continues to the side giving access to the rear. The rear garden which benefits from a southerly aspect is mainly lawned with a composite timber decked patio area and has a brick built outbuilding, ideal for a home office/gym. Ideally positioned to enjoy the amenities of the area, transport links and the always desirable schools.

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TOTAL FLOOR AREA : 3158 sq.ft. (293.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D		55
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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