

# Park Lane

Your Local Estate Agent

Residential & Commercial Property



40 Dartford Road

Urmston, Manchester, M41 9DE

**\*NO CHAIN\* \*RENOVATION REQUIRED THROUGHOUT\*** Park Lane Estate Agents are pleased to offer For Sale this two-bedroom, period terraced house on Dartford Road, an ever-popular and highly sought-after residential street in the heart of Urmston. The property requires renovation throughout and offers prospective buyers the opportunity to create their dream home full of period features and charm. The property is perfectly located for access to a wealth of amenities, including schools, shops, transport links, playing parks and the wealth of high-quality restaurants and bars that Urmston is known for! The internal accommodation comprises an entrance porch, entrance hallway, front lounge, dining room, kitchen, stairs to the first-floor landing, master bedroom, second bedroom and family bathroom. Externally, the property boasts an easy-to-maintain front garden and to the rear is a sizeable garden which is a mix of paving, pebbles and lawn. The rear garden also has gated access and a brick-built store. Contact us now to arrange your viewing!

**Offers In The Region Of £280,000**

# 40 Dartford Road

Urmston, Manchester, M41 9DE



- FULL RENOVATION REQUIRED THROUGHOUT
- PERFECTLY POSITIONED FOR ACCESS TO LOCAL AMENITIES
- TWO BEDROOM PERIOD TERRACED
- EASY TO MAINTAIN FRONT GARDEN & SIZEABLE REAR GARDEN
- A POPULAR AND HIGHLY SOUGHT-AFTER RESIDENTIAL ROAD
- CONTACT US NOW TO ARRANGE YOUR VIEWING!

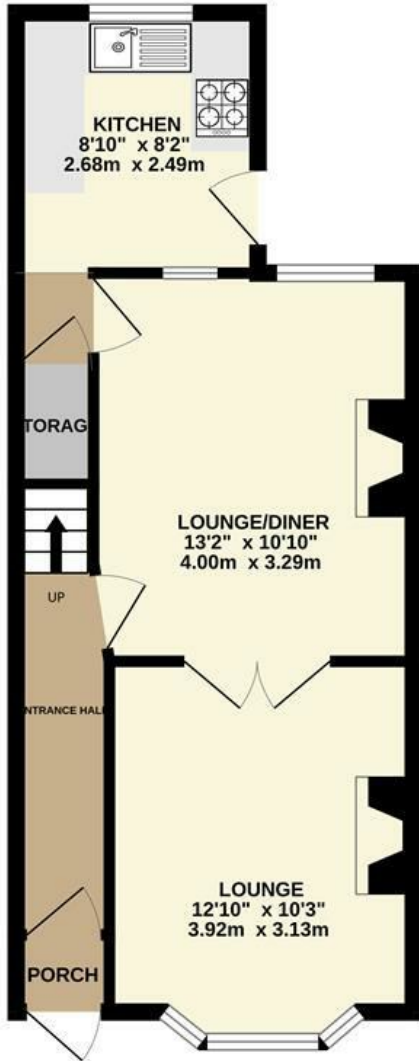


**Directions**

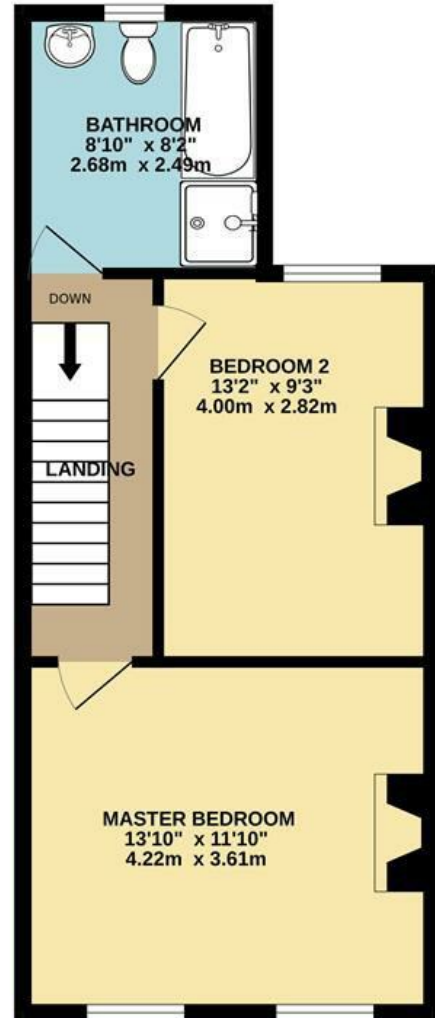


# Floor Plan

GROUND FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TWO BEDROOM TERRACED HOUSE

TOTAL FLOOR AREA: 804 sq.ft. (74.7 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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