



4 Longfield Avenue, Urmston

Guide Price £350,000

Miller Metcalfe
Every step of the way

4 Longfield Avenue

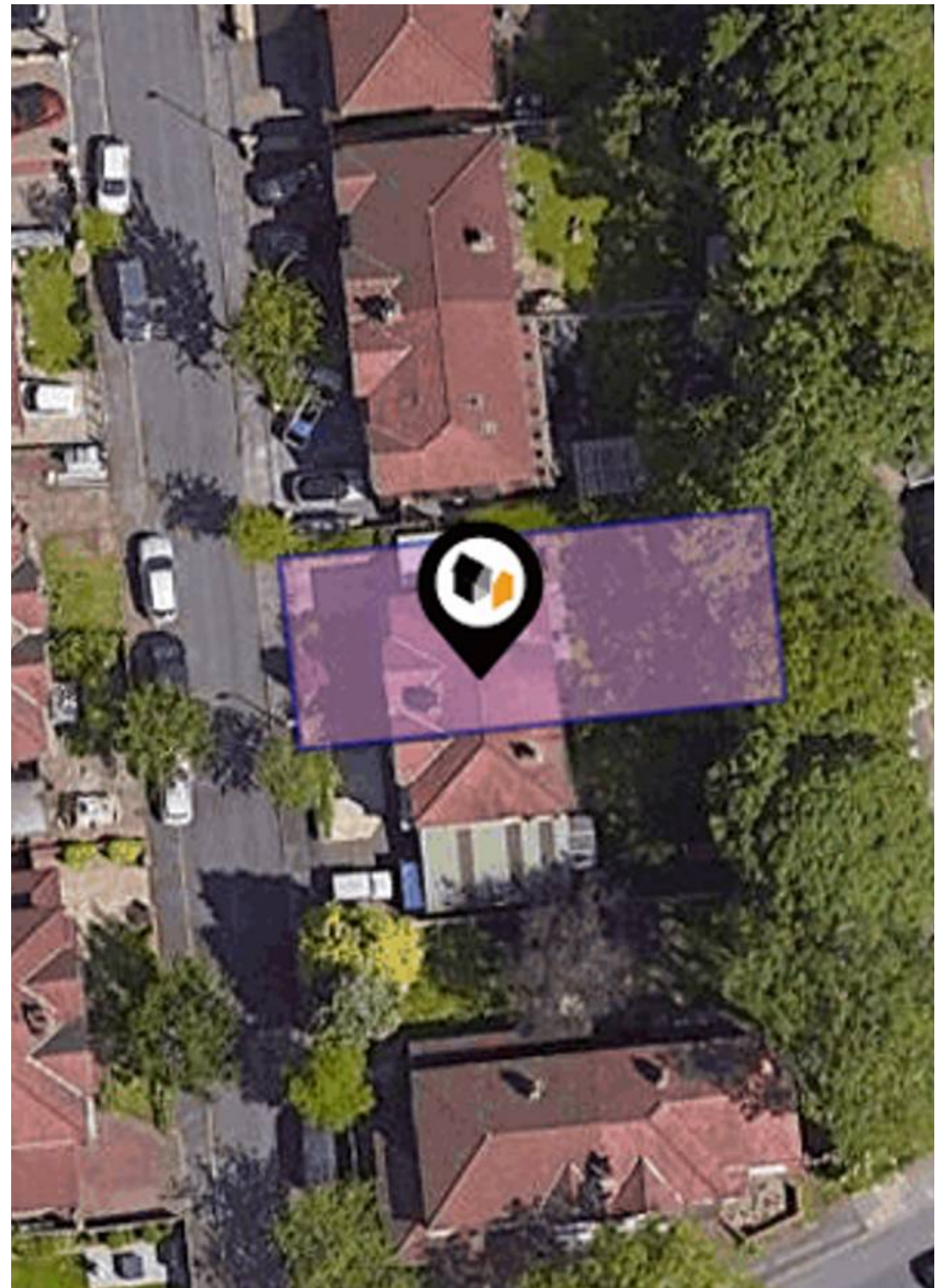
Urmston, Manchester

- For Sale Via the Modern Method of Auction - Starting Price £350,000 plus Reservation Fees *
No Chain Involved - Internal Viewing A Must - Fabulous Traditional Bay Fronted Period Semi-Detached Home At The Heart of Urmston That Retains Many Superb Original Character Features, Spacious and Versatile Accommodation With Wonderful Potential For Improvement, Three Good Sized Bedrooms, Two Spacious Reception Rooms, Kitchen and Three Piece Bathroom, Generous Plot with Gardens, Driveway and Garage, Excellent Potential for Further Extension, Sought After Location Close to a Host of Amenities, Early Viewing Strongly Advised to Avoid Disappointment *

This stunning bay fronted period home offers exceptionally well proportioned and highly versatile accommodation that is ideally suited to modern family living and simply must be viewed in person to be fully appreciated. The generous accommodation comprises an inviting entrance hall, spacious bay fronted lounge, equally spacious sitting/dining room and a kitchen to the ground floor. On the first floor a landing, three good sized bedrooms plus a three piece bathroom/wc can be found. Outside the property is garden fronted with a driveway and garage providing ample off road parking. The generous rear garden is private, being not overlooked, offering excellent space for relaxing and al-fresco entertaining. Due to the size of the plot there is excellent potential for further extension/ development if required (subject to relevant planning/building consent).

Situated at the heart of the highly sought after location of Urmston, the area offers a wealth of local amenities including shops, bars and restaurants on the doorstep, as well as well-regarded primary and secondary schools. The location also provides excellent and varied access via major transport links into to Manchester City Centre, Salford Quays, Media City and across the North West.

Although requiring cosmetic upgrading throughout, this splendid property offers spectacular potential and surely won't be available to buy for long. Only by internal inspection will buyers fully appreciate the size, quality and finer features of this most impressive home and as such, an early viewing is strongly advised to avoid disappointment.



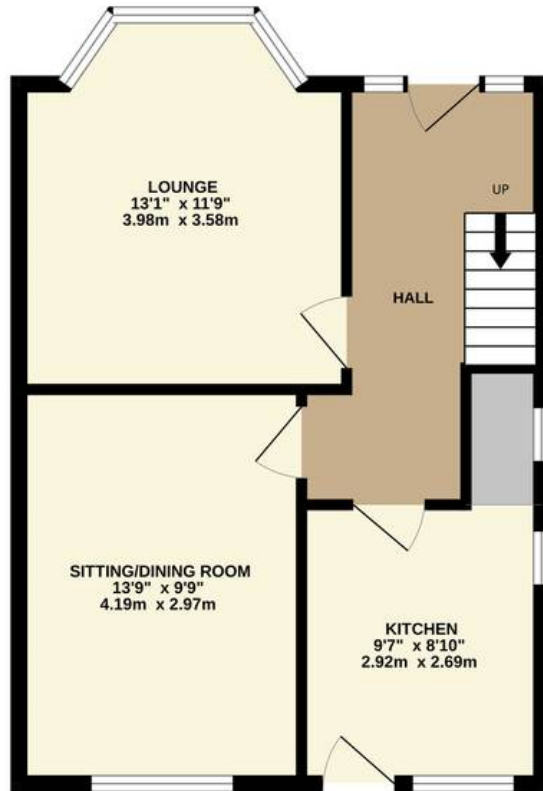




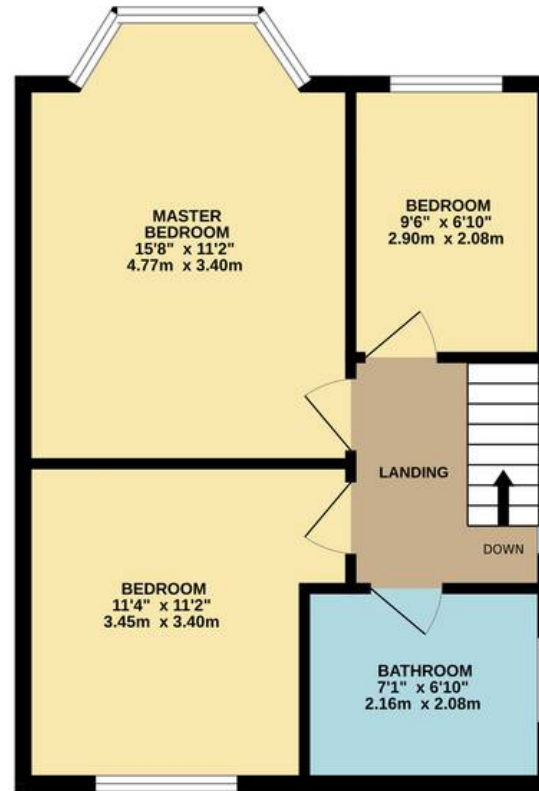




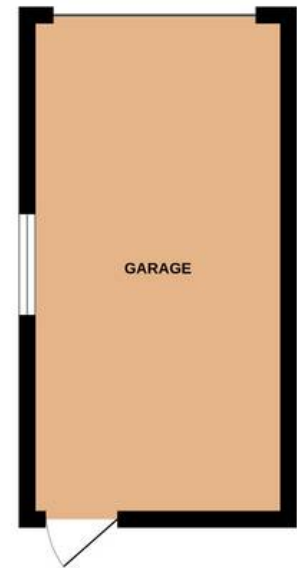
GROUND FLOOR
461 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



GARAGE
161 sq.ft. (14.9 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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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