

TRADING PLACES

Offers over £675,000
Church Road, Urmston, M41



5

Bedrooms



2

Bathrooms

42 Flixton Road , Urmston, Manchester, M41 5AB |
mark@tradingplacesurmston.co.uk

01617470022

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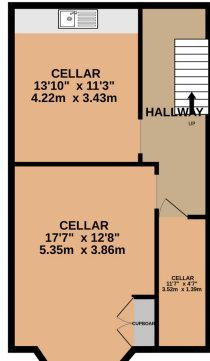
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TRADING PLACES ESTATE AGENTS are pleased to offer for sale this stunning 2750SQFT FIVE BEDROOM/TWO BATHROOM period property boasting larger than average accommodation arranged over four floors. Situated on the ever desirable Church Road, this property is located within walking distance of the Urmston town centre and conveniently positioned for a range of transport links and highly regarded schools. On entering the property there is a stunning entrance hallway with a spindle staircase with original ceiling corbels, an attractive bay fronted living room which opens into a spacious 13ft dining room, the true heart of this lovely property is the open plan breakfast kitchen which is fitted with a comprehensive range of wall and base units and island. A useful garden room can be access via the kitchen with glass doors leading out into the rear garden. To the first floor, a generously sized landing provides access into three double bedrooms, a family bathroom. Stairs rise to the second floor level where two further fantastic double bedrooms can be found with a separate shower room. A useful two chamber cellar can be accessed via the entrance hallway and offers excellent dry storage space one chamber currently used as a utility room. Externally to the front is a walled garden. Whilst to the rear is a charming good sized garden with raised decked patio area. Also to the rear is off road parking. An internal inspection comes strongly recommended to appreciate the space and highly convenient location on offer

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BASEMENT
527 sq.ft. (48.9 sq.m.) approx.



GROUND FLOOR
982 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



2ND FLOOR
540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 2720 sq.ft. (252.7 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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