

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

2 Ciss Lane,
Urmston, M41 9AG



£325,000

**A Spacious Three Bedroom Semi Detached House
Situated in a Desirable & Convenient Location
Spacious Lounge with Bay Window
Extended Kitchen
Downstairs Toilet
Rear Garden, Off-Road Parking & Garage**

Callaghans Estate Agents
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Callaghans are delighted to offer for sale this spacious three-bedroom semi-detached property, situated in the highly desirable and popular area of Urmston. Offering generous living accommodation, a detached garage, and a convenient location close to excellent schools, local amenities, and major transport links, this attractive home is perfectly suited to growing families and those looking to establish themselves in a thriving community.

Upon entering, you are welcomed by a bright and inviting hallway that immediately showcases the character and charm of the property. The principal reception room is particularly impressive, stretching the full length of the house and benefiting from large windows at both the front and rear. This dual-aspect design allows natural light to flood the space throughout the day, creating a warm and comfortable environment for relaxing, entertaining, and family life. Adjacent to the lounge is the extended kitchen, thoughtfully designed to maximise both style and practicality. Fitted with a range of grey shaker-style floor and wall units, the kitchen offers ample storage and workspace, complemented by integrated appliances that help create a sleek and contemporary finish. The generous proportions make it an ideal space for preparing family meals and enjoying everyday living.

The first floor comprises three well-proportioned bedrooms, providing flexible accommodation for families of all sizes. The rear bedroom benefits from fitted wardrobes, offering excellent storage and helping to maximise floor space. The remaining bedrooms are equally versatile, suitable for children's rooms, guest accommodation, or a home office. Completing the first floor is a modern family bathroom fitted with a contemporary suite and an over-bath shower.

Externally, the property continues to impress. To the front, there is off-road parking for added convenience, while to the rear a detached garage provides secure storage or workshop potential. The rear garden offers an attractive combination of lawn and patio areas, creating a wonderful outdoor space for family gatherings, summer barbecues, children's play, or simply relaxing in the warmer months.

The location is one of the property's key attractions. Positioned just off Stretford Road and with easy access to the M60 motorway network, the property offers excellent commuting options. A range of highly regarded schools, local shops, parks, and everyday amenities are all within easy reach, making this an ideal setting for family life.

Offering space, character, and a fantastic location, this wonderful home presents an excellent opportunity for buyers seeking a property they can enjoy for years to come. Early viewing is highly recommended. Contact Callaghans today to arrange your appointment and discover everything this superb family home has to offer.

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Front Driveway, lawn area, a range of shrubs & bushes and access to the rear garden/garage via wooden gates.

Entrance Hall Wooden front door with obscured glass, an obscured stained glass window to the front aspect, a double radiator and under stairs storage.

Living Room 21' 0" x 10' 9" (6.40m x 3.27m) (into bay) UPVC double glazed bay window to the front aspect, UPVC double glazed window to the rear aspect, a feature fireplace, a double radiator and a single radiator.

Kitchen 17' 3" x 7' 11" (5.25m x 2.41m) A range of wall & base units with contrasting worktops, tiled splash back, integrated oven, sink with drainer, four ring gas hob with extractor hood above, space & plumbing for washing machine, space for fridge/freezer, UPVC double glazed window to the rear aspect, obscured glass UPVC double glazed door to the side/rear garden.

Downstairs WC Low level WC, wash hand basin and an extractor fan.

Landing An obscured stained glass UPVC double glazed window to the side aspect and loft access.

Bedroom One 13' 5" x 11' 0" (4.09m x 3.35m) (Maximum) UPVC double glazed bay window to the front aspect and a double radiator.

Bedroom Two 9' 11" x 8' 0" (3.02m x 2.44m) UPVC double glazed rear aspect, fitted wardrobes and a double radiator.

Bedroom Three 9' 0" x 8' 1" (2.74m x 2.46m) (Maximum) UPVC double glazed window to the rear aspect and a double radiator.

Bathroom 8' 1" x 7' 10" (2.46m x 2.39m) (Maximum) Panelled bath with shower over, low level WC, wash hand basin, airing cupboard, extractor fan, a double radiator and an obscured glass UPVC double glazed window to the front aspect.



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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