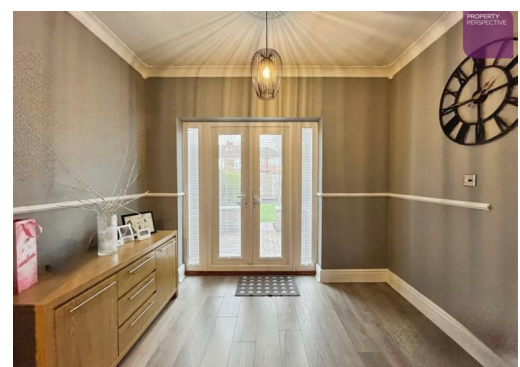




**Westminster Road, Manchester, M41 0RW**

**£475,000**

Extended semi detached house in very popular location. Having 3 reception rooms, modern kitchen & utility, 4 piece bathroom, WC & 4 well proportioned bedrooms. Well presented gardens, parking for 3 cars plus garage



# 65 Westminster Road, Urmston, Manchester, M41 0RW

We are delighted to offer for sale this impressive extended semi detached house located in a popular area with access to amenities including the Trafford Centre & Manchester City Centre plus transport links including the nearby M60 and nearby OFSTED 'Good' Primary and Secondary schools.

as you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen plus 4 piece bathroom. Items of note include electric fire and walk in bay window to the lounge, French doors to the dining room, a utility room plus walk in bay window and fitted wardrobes to bedroom 1. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, through dining room, kitchen, utility room, further reception room and WC. There are 4 well proportioned bedrooms plus a 4 piece bathroom accessed from the first floor landing. There is a loft with ladder access.

The property benefits from well presented gardens with patio and decking plus lawns and external tap. There is parking for 3 cars to the front plus a garage with power and light, hot and cold taps plus personnel door leading into the property.

Tenure - Leasehold  
Term - Circa 900 years  
Ground Rent - £5 pa.  
Council tax - Band C

The property comprises.

## GROUND FLOOR

### Entrance Hall

With laminate flooring.

### Lounge 24'10"(max) x 11'7"(max) (7.57m(max) x 3.54m(max))

Having a walk in bay window, electric fire and surround plus laminate flooring.

### Through Dining Room 10'2" x 6'9" (3.10m x 2.07m)

With laminate flooring and blinds. French doors leading to the rear garden.

### Further Reception Room 15'10" x 8'5" (4.84m x 2.59m)

With vinyl flooring. Personnel door leading to garage.

### Kitchen 16'5" x 6'3" (5.02m x 1.93m)

Having a comprehensive range of wall and base units with complimenting laminate worktops and tiling. With oven, hob, hood, dishwasher and 1.5 sink and mixer tap.

### Utility 13'6" x 8'9" (4.12m x 2.69m)

Having a range of units and laminate worktops. Door leading to rear garden.

### WC 5'1" x 2'3" (1.56m x 0.70m)

Having modern white sanitary ware with vanity basin, tiling and floor tiling.

## FIRST FLOOR

### Landing

With fitted carpets.

### Bedroom 1 13'1"(max) x 10'5"(max) (4.01m(max) x 3.20m(max))

Having a walk in bay window, fitted wardrobes, recessed spot lights, laminate flooring and blind.

### Bedroom 2 11'6" x 10'2" (3.51m x 3.11m)

With laminate flooring and blind.

### Bedroom 3 16'1"(max) x 6'11"(max) (4.91m(max) x 2.11m(max))

A light through room with carpets and blinds.

### Bedroom 4 7'8" x 7'0" (2.35m x 2.15m)

With laminate flooring and blinds.

### Bathroom 8'4"(max) x 7'6"(max) (2.56m(max) x 2.31m(max))

Having a modern 4 piece suite with bath and shower, tiling, vanity, recessed spot lights, chrome ladder radiator and vinyl flooring.

## EXTERNAL

The property benefits from well presented gardens with patio and decking plus lawns and external tap. There is parking for 3 cars to the front plus a garage with power and light, hot and cold taps plus personnel door leading into the property.





