



Cross Street, Urmston, Manchester, M41

Offers Over: £325,000

Freehold

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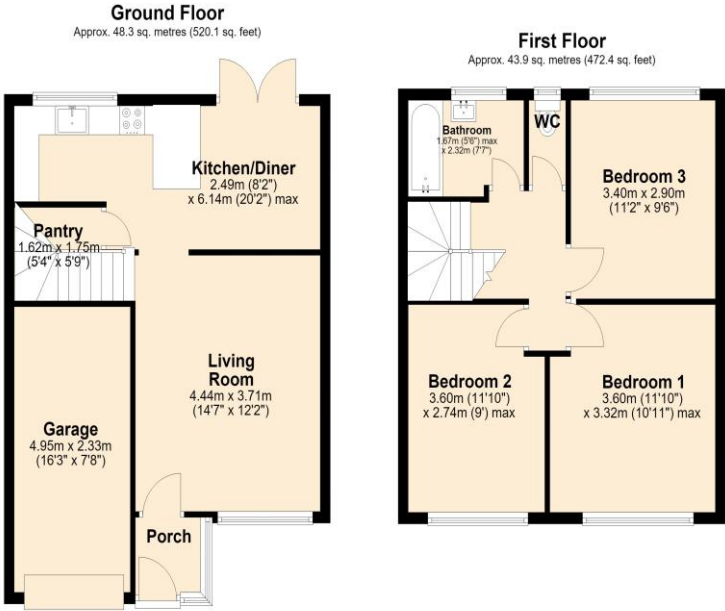
Situated on the highly sought after Cross Street in the heart of Urmston, this beautifully presented mid mews property offers the perfect blend of modern living and everyday convenience. Just a short stroll from Urmston Town Centre, the property enjoys easy access to an excellent selection of independent restaurants, cafés, bars and shops, along with superb local amenities. Excellent transport links are also close by, including Urmston Train Station and convenient access to the motorway network, making it an ideal choice for commuters. Externally, the property benefits from a driveway providing off-road parking, along with an integral garage.

Upon entering, you are welcomed by a practical entrance porch leading into a spacious and inviting living room. A impressive full height window floods the space with natural light, creating a bright and airy atmosphere and stylish herringbone flooring flows seamlessly throughout the ground floor. The beautiful contemporary kitchen/diner has been thoughtfully designed and features a range of integrated appliances, a traditional Belfast sink and ample worktop and cupboard space. A hidden gem of the home is the useful walk-in pantry tucked neatly beneath the stairs, providing excellent additional storage. French doors open directly onto the rear garden, effortlessly connecting the indoor and outdoor living spaces.

To the first floor are three generously proportioned bedrooms, offering versatile accommodation for growing families, those working from home or visiting guests. The property has also benefited from replacement windows throughout in 2022, enhancing both energy efficiency and appearance. Completing the first floor is a modern family bathroom, complemented by a separate WC for added practicality.

Without doubt, the standout feature of this wonderful home is the exceptional rear garden. The garden is mainly laid to lawn, providing an ideal space for children to play, keen gardeners or simply relaxing outdoors. A patio seating area offers the perfect space for entertaining during the warmer months, making this an impressive outdoor space that truly enhances the home.

- Freehold
- EPC Grade E
- Council Tax Band C



Total area: approx. 92.2 sq. metres (992.5 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.