



CHURCH ROAD  
URMSTON

£750,000

 4 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:- E



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Church Road, Urmston, M41 9EH

**\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are privileged to offer for sale this generously proportioned **FOUR DOUBLE BEDROOM** Victorian semi detached family home located in the fashionable South Manchester suburb of Urmston. Measuring 2140 sqft / 199m2 with accommodation arranged over four spacious floors, this well proportioned home is situated just minutes walk from the centre of Urmston, ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, Urmston Grammar school as well as being within walking distance to Urmston train station. In brief, this spacious period property comprises; a welcoming entrance hallway, a bay fronted living room with a feature marble fireplace and attractive ceiling coricing, a good sized sitting room alongside a generously sized dining kitchen with access out into the rear garden and down into the three chamber cellar. The cellars themselves provide an excellent space for dry storage with utility facilities and offer true potential to convert if required. To the first floor, a split level landing provides access into three well proportioned double bedrooms and a luxury tiled family bathroom. Located to the front of the property is an impressive bay fronted master bedroom with a stunning fireplace providing excellent space for all required bedroom furniture. Stairs rise to the second floor level where a further spacious double bedroom can be found with an open plan en-suite shower room comprising of a shower cubicle, WC and hand wash basin. Externally, to the front of the property a driveway provides ample off road parking facilities whilst to the rear, a delightful south facing mature garden can be found with space for a table and chairs during those summer months. As mentioned, this property is perfectly located, just a short distance walk into Urmston town centre, an internal inspection comes highly recommended. Contact VitalSpace Estate Agents to arrange an internal inspection.







## Features

- Four double bedrooms
- Semi detached property
- Original period features
- Central Urmston location
- South facing rear garden
- Driveway and garden
- Walk into Urmston
- Arranged over four floors
- 2140 sq ft / 199 m2
- Viewing essential

## Frequently Asked Questions

- How long have you owned the property for? Since 1981
- When was the roof last replaced? Re-roofed circa 2000
- How old is the boiler and when was it last inspected? Gas central heating / wood burning stove
- When was the property last rewired? The electrics were partly updated in the 2000
- Which way does the garden face? South facing rear garden
- Are there any extensions and if so when were they built? N/A

Reasons for sale of property? Downsize

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	40	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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Tel: 0161 747 7807  
 Email: [urmston@vitalspace.co.uk](mailto:urmston@vitalspace.co.uk)  
 Web: [www.vitalspace.co.uk](http://www.vitalspace.co.uk)  
 22 Flixton Road, Urmston,  
 Manchester, M41 5AA