



URMSTON LANE
STRETFORD

£695,000

 5 BEDROOMS

 3 BATHROOMS

 2 RECEPTIONS

 VIDEO TOUR



VITALSPACE
INDEPENDENT ESTATE AGENTS



Urmston Lane, Stretford, M32 9BQ

A stunning, beautifully refurbished and restored FIVE DOUBLE BEDROOM Victorian property, offering vast tastefully presented accommodation arranged over four floors. This deceptively spacious and attractive period home is situated just off Sandy Lane on one of the area's most desirable roads within walking distance to all local amenities, Metrolink station in Stretford, Victoria Park a close 10 minute walk, Stretford Food Hall and access to the Trafford Schools. The current owners have lovingly improved the property whilst managing to retain many of the period features, such as decorative coving, high skirting and architrave, feature cast Iron fireplaces in most rooms, and much more. The property now offers a twist, combining period features with modern fixtures and fittings with accommodation extending to over 2500 SQFT including useful cellar chambers. In further detail the accommodation comprising; a large warm and welcoming entrance hallway, a generously sized bay fronted living room and a magnificent open plan kitchen with double doors opening out onto a raised decked timber seating area with steps leading down into the useful covered outdoor seating area overlooking the private rear garden. The kitchen itself is fitted with a comprehensive range of wall and base units with butcher block worksurfaces incorporating a host of integrated appliances with attractive wooden flooring. There is ample space for a large dining table and chairs within the kitchen itself alongside an attractive, feature period fireplace. A well proportioned utility room, walk in pantry and adjoining shower room with guest WC complete the ground floor accommodation. Stairs rise up to the first floor level where THREE GENEROUSLY SIZED double bedrooms can be found alongside a modern tiled three piece bathroom. Stairs rise to the second floor where the master bedroom can be found with a vaulted ceiling as well a further double bedroom and three piece shower room with utility facilities. Externally, this property is set back from the road and approached via a block paved driveway providing ample parking for multiple vehicles and leads up to an attached brick built garage which benefits from power and lighting, front and rear access for large vehicles such as a caravan and also a mechanics pit. To the rear of the property, there is a generously sized, low maintenance, paved patio garden with shrub borders ideal and fenced boundaries making it an idea garden for any growing family. Conveniently positioned for both Stretford Grammar and Moss Park Junior School as well as Victoria Park and Stretford Civic Hall, and the cafes and bars for which Stretford food hall is loved by so many



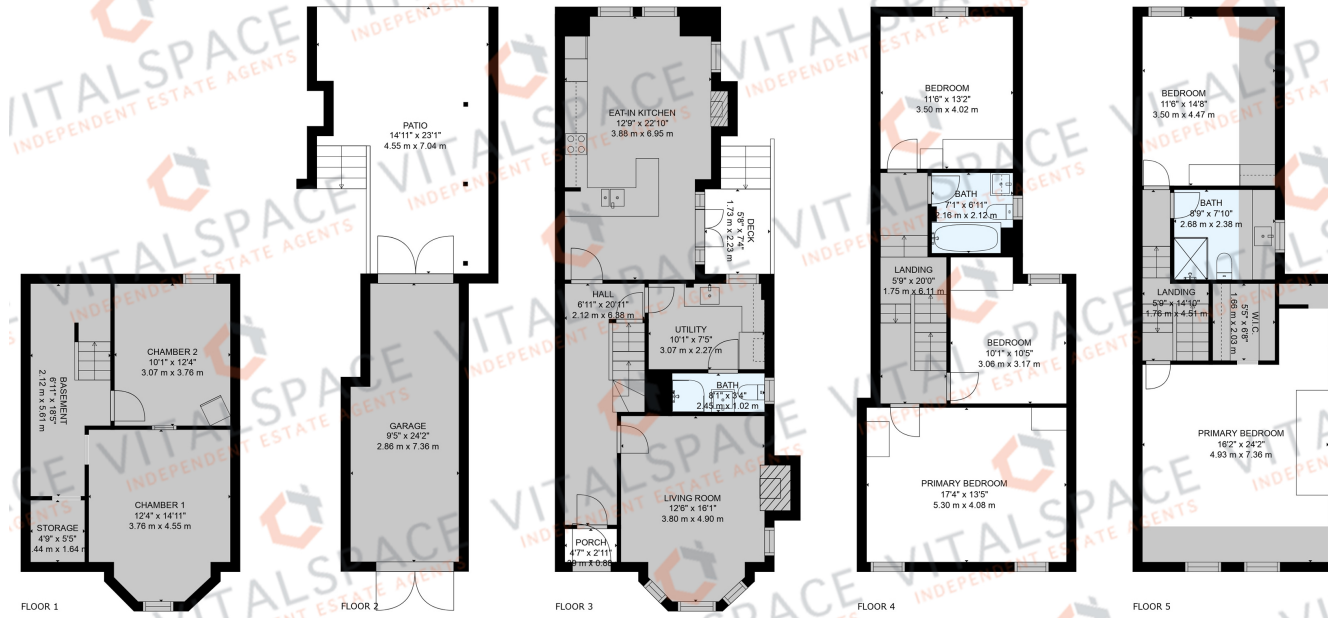




Features

- Five double bedrooms
- Semi detached property
- Arranged over four floors
- Useful storage cellars
- Desirable location
- Driveway and gardens
- Close to transport links
- Comprehensively Updated
- Utility and downstairs WC
- Excellent family home

Frequently Asked Questions



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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