



ASHFIELD ROAD
URMSTON

£450,000

 4 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



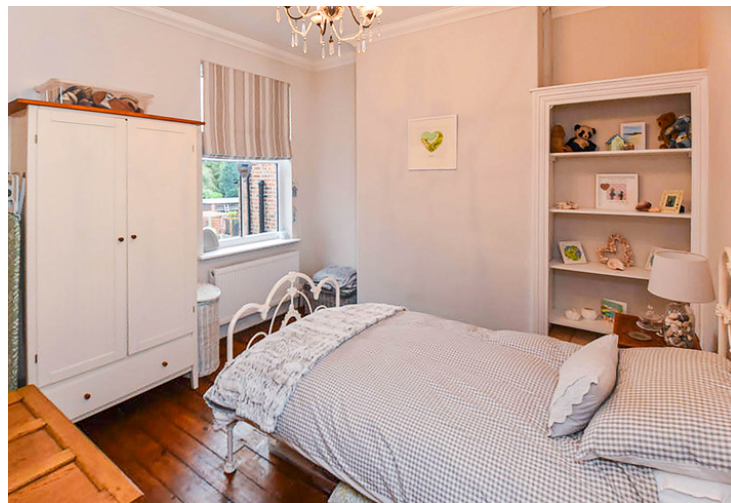
VITALSPACE
INDEPENDENT ESTATE AGENTS



Ashfield Road, Urmston, M41 9AN

****STUNNING PERIOD FAMILY HOME** - **VIDEO TOUR** - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this spacious **FOUR BEDROOM** mid terrace period property, significantly enhanced by our clients in recent years retaining a host of original character, located within minute walk from the bustling bars, cafes and restaurants and close to the area's top-rated schools in the heart of Trafford. The road itself is lined with a variety of properties, predominantly attractive period homes with many being adapted, extended and improved to offer a great space to raise a family. This outstanding example is a beautiful period home which has been meticulously tailored for modern living with accommodation combining stylish components of the highest quality with attractive period features and charm. Arranged over four floors, the substantial accommodation briefly comprises; a welcoming entrance hallway, a generously sized bay fronted living room with an open fire, a good sized dining room with patio doors leading out to the rear garden alongside a modern fitted breakfast kitchen complete with a range of cabinet, wall and base units with contrasting butcher block worksurfaces. Stairs lead down into a useful cellar with two versatile chambers offering excellent head height, ideal for conversion if required. To the first floor there are two double bedrooms, a larger than average four piece luxury family bathroom and a fourth bedroom/useful study. Stairs rise to the second floor where a reconfigured layout provides a large double bedroom (previously two bedrooms but easily converted back if required). Externally, without doubt, one of the main attracting features of this property is the 100ft landscaped rear garden complete with an Indian stone paved patio which in turn leads onto a shaped lawned garden. An attached brick outbuilding also provides excellent dry storage space. Further benefits of attractive period home include uPVC double glazed sash windows to the front, gas central heating and a host of original period features including cast iron radiators and exposed floorboards. An internal inspection comes highly recommended. Contact VitalSpace Estate Agents for further information or to arrange a viewing.







Features

- Four bedrooms
- Period mid terrace
- Arranged over four floors
- 100ft private rear garden
- Walk into Urmston
- Reconfigured layout
- Impressive breakfast kitchen
- uPVC sash windows
- Original character features
- Viewing advised

Frequently Asked Questions

How long have you owned the property for? Since September 2014

When was the roof last replaced? ***

How old is the boiler and when was it last inspected? Gas central heating

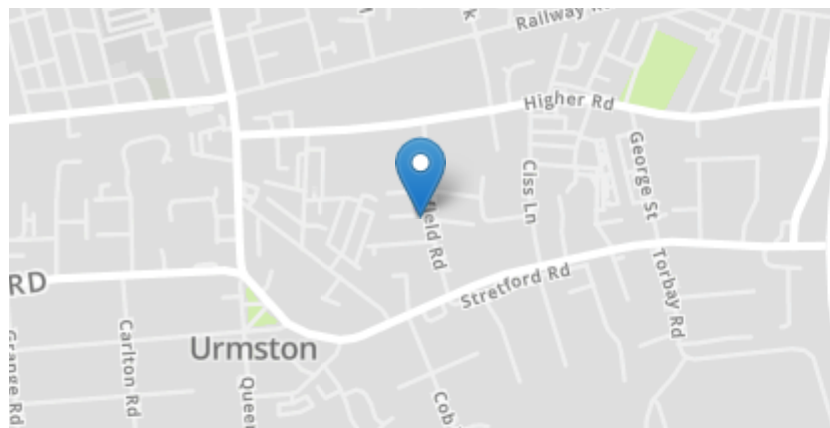
When was the property last rewired? ***

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? N/A

Reasons for sale of property? Relocate to another area

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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