



CHURCH ROAD  
URMSTON

£725,000



5 BEDROOMS



2 BATHROOMS



4 RECEPTIONS



EPC GRADE: - TBC



VITALSPACE  
INDEPENDENT ESTATE AGENTS

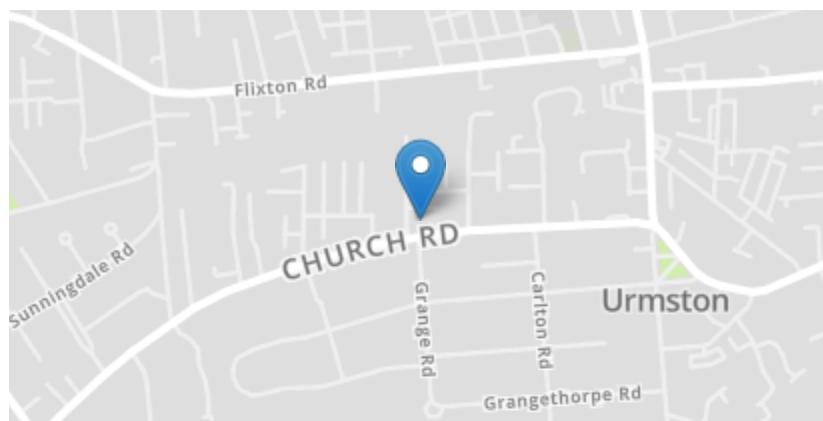


# Church Road, Urmston, M41 9DB

\*\*A LIGHT, SPACIOUS, REFURBISHED PERIOD PROPERTY\*\* - \*\*VIDEO TOUR\*\* - VitalSpace Estate Agents are proud to present for sale this exceptional FIVE BEDROOM period residence, positioned on the highly sought after Church Road in Urmston. Beautifully and thoughtfully renovated by the current owners to an outstanding specification, this impressive home effortlessly combines timeless character with modern luxury living. Offering substantial accommodation arranged over four floors and extending to approximately 201 sqm / 2,667 sqft, the property provides spacious, light-filled interiors throughout. Upon entering, a welcoming hallway with beautifully sanded and varnished original floorboards sets the tone for the quality within. To the front elevation, a generously proportioned bay fronted living room offers ample space for formal seating and entertaining. Undoubtedly the centrepiece of this stunning home is the reconfigured open plan kitchen and dining space, designed to create the true heart to this home. The kitchen itself features an elegant range of Shaker style wall and base units complemented by contrasting quartz work surfaces and a selection of integrated appliances. A substantial central breakfast island provides additional seating, while bi-fold doors open seamlessly onto the rear garden, enhancing indoor/outdoor living. The adjoining dining area offers generous space for a large table and chairs, further enhanced by a striking Carrara marble feature fireplace. A convenient downstairs WC completes the ground floor accommodation. Stairs lead down from the kitchen into two converted cellar chambers, currently utilised as a utility room, storage space and a versatile additional room, ideal as a playroom, home office or study. To the first floor, a shaped landing leads to three well proportioned bedrooms and a luxurious four piece family bathroom, featuring both a bath and separate shower enclosure, finished with elegant gold accented fittings. The second floor reveals a spacious principal bedroom, served by a contemporary three piece tiled shower room. A further impressive 16ft double bedroom completes the internal accommodation. Externally, the property is set back from the road behind mature hedgerows and approached via a block paved pathway leading to a traditional covered entrance porch. To the rear of the property, double gates provide access to a generous off road driveway suitable for multiple vehicles. The professionally landscaped rear garden is enclosed by a combination of wall and timber fencing, featuring a large natural sandstone patio ideal for entertaining during the summer months, alongside a raised lawned garden. Additional benefits include a







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## Features

- Five spacious bedrooms
- Semi detached property
- Comprehensively refurbished
- Arranged over four floors
- 201 Sqm / 2667 Sqft
- Open plan dining kitchen
- Off road gated parking
- Converted cellar chambers
- Landscaped rear garden
- No onward chain

## Frequently Asked Questions

How long have you owned the property for? 1 year

When was the roof last replaced? Overhauled in 2025

How old is the boiler and when was it last inspected? Newly installed gas central heating system and plumbing

When was the property last rewired? Re-wired in 2025

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Property developer sale

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

**Tel: 0161 747 7807**

**Email: sales@vitalspace.co.uk**

**Web: [www.vitalspace.co.uk](http://www.vitalspace.co.uk)**

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