



PRINCESS ROAD  
URMSTON

£675,000

 5 BEDROOMS

 2 BATHROOMS

 3 RECEPTIONS

 EPC GRADE- TBC



VITALSPACE  
INDEPENDENT ESTATE AGENTS



# Princess Road, Urmston, M41 5SS

**\*\*WALK INTO URMSTON\*\* - \*\*VIDEO TOUR\*\* - VITALSPACE ESTATE AGENTS** are delighted to present this beautifully presented, FIVE DOUBLE BEDROOM period semi detached property located on the highly sought after Princess Road in Urmston. Offering an impressive amount of living space arranged over four well appointed floors, this home seamlessly blends character features with modern family living. Upon entry, you are welcomed into a spacious hallway that sets the tone for the light filled and elegant interiors throughout. The ground floor boasts a charming bay fronted living room, a versatile second dining room and a stunning kitchen fitted with a range of wall and base level units, contrasting worktops and coloured splash back tiling. A practical utility room and contemporary downstairs WC completes the ground floor accommodation. Stairs lead down into the converted cellar, currently used as bar and cinema room, the ideal space for entertaining guests or enjoying family movie nights. A recently installed tiled three piece bathroom can also be found within the converted cellar space complimented by a spa bath. To the first floor, a shaped landing provides access to three generously sized double bedrooms and a luxurious three piece shower room. The second floor offers two further spacious bedrooms, occupying the entire top level, perfect for growing families or those in need of a home office or guest accommodation. Externally, the property offers off road parking for two vehicles at the front. To the rear, a private enclosed garden provides the ideal outdoor retreat, featuring a decked seating area, low maintenance astro turf lawn, and timber fenced boundaries, perfect for both relaxing and entertaining. Further benefits of this desirable family home include 14 solar panels and a 12kw storage battery as well as an EV charging point. Conveniently located just a short stroll from Urmston town centre, residents will enjoy easy access to an array of independent shops, bars, restaurants, and excellent local schools including the ever-popular Urmston Grammar. The property is also within walking distance to Urmston train station, offering direct links into Manchester and beyond. This substantial period home truly needs to be seen to be fully appreciated. Internal viewing is highly recommended. For more information or to arrange a viewing, contact VitalSpace Estate Agents.







## Features

- Five spacious bedrooms
- Arranged over four floors
- Walk into Urmston
- East facing garden
- Semi detached property
- Driveway parking
- Converted cellar room
- Original period features
- 1792 Sqft / 166 Sqm
- Perfect family home

## Frequently Asked Questions

How long have you owned the property for? Since 2014

When was the roof last replaced? Yes, 2016

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

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Yes, cellar tanked and turned area with cinema room.

Reasons for sale of property? Downsizing

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.



VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.