

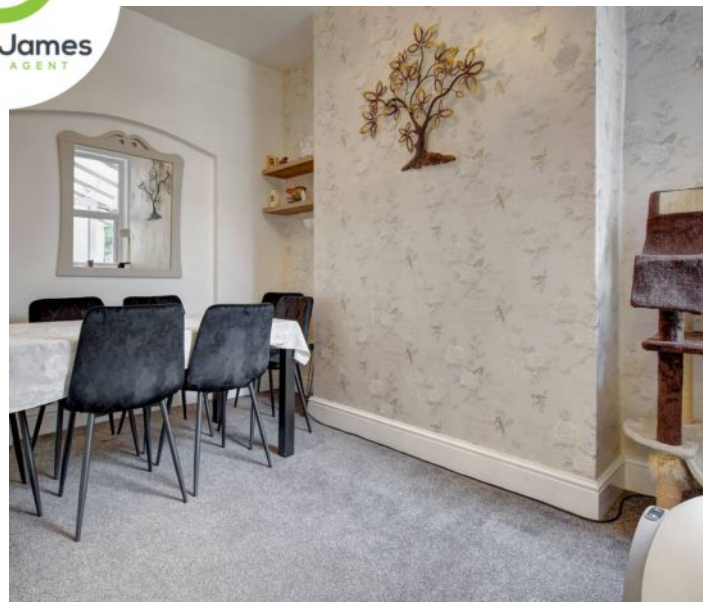


Oliver James
ESTATE AGENT



 **Oliver James**
ESTATE AGENT

28 Princess Road, Urmston
Offers in Region of **£650,000**



28 Princess Road

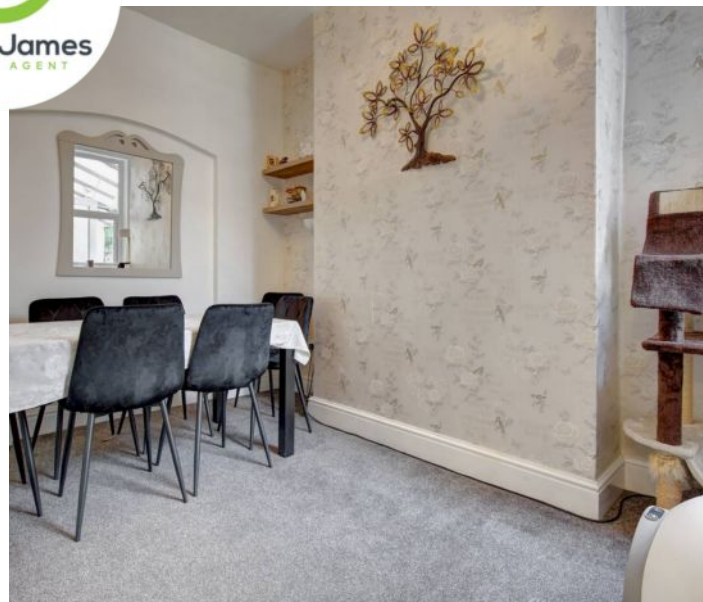
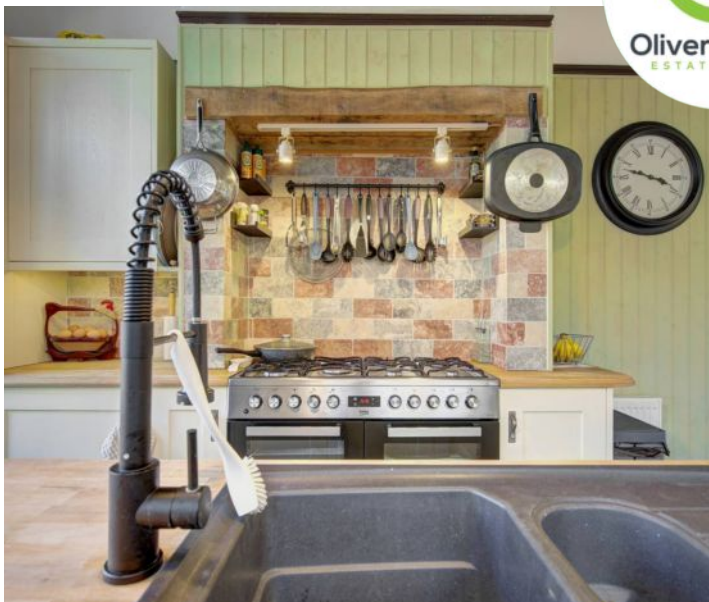
Urmston, Manchester

Victorian beauty on Princess Road, 4 floors of history and charm. Lounge with crackling fire, cellar bar, 5 bedrooms, enchanting garden with kitchen, hot tub, modern solar panels. Heart of Urmston community living with convenience and fulfilment. A home that elevates, invites a larger life.

Council Tax band: D

Tenure: Freehold

- Five double bedrooms set across four spacious floors, perfect for growing families
- Two modern bathrooms, including a jacuzzi bath and a shower room with underfloor heating
- Elegant Victorian-style semi with bay-fronted lounge, media wall, fire and ceiling beams
- Contemporary kitchen with centre island
- Versatile cellar with bar and lounge area, ideal for entertaining or use as a guest suite
- Stunning indoor-outdoor canopy seating area with draped curtains, creating a private entertaining space outside
- Fully equipped garden kitchen with brick BBQ, tandoor clay oven, smoker and oven
- Relaxing covered hot tub area and artificial lawn, offering year-round enjoyment
- Energy-efficient solar panels with battery storage



28 Princess Road

Urmston, Manchester

Hallway

Vestibule entrance, through to hallway with laminate flooring, picture rails, radiator and wood panelling.

Lounge

14' 5" x 11' 6" (4.40m x 3.50m)

Front facing upvc bay window, media wall with inset TV, electric fire and shelving to sides, laminate flooring, wooden beams to ceiling and radiator.

Kitchen

14' 5" x 11' 2" (4.40m x 3.40m)

Side facing upvc window, rear facing upvc door onto indoor/outdoor seating area, fitted range of modern cream base and wall units with wooden work surfaces, centre island with inset sink and a half, dishwasher, boiler, tiled chimney area oven space, wooden beams to ceiling, wooden panelling and radiator.

Dining Room

12' 2" x 8' 6" (3.70m x 2.60m)

Rear facing upvc window and radiator.

Utility Room

3' 11" x 4' 3" (1.20m x 1.30m)

Side facing upvc door, plumbed for washer and laminate flooring.



Dining Room

12' 2" x 8' 6" (3.70m x 2.60m)

Rear facing upvc window and radiator.

Utility Room

3' 11" x 4' 3" (1.20m x 1.30m)

Side facing upvc door, plumbed for washer and laminate flooring.

Guest WC

4' 3" x 2' 7" (1.30m x 0.80m)

Low flush WC, hand wash basin, tiled flooring and walls.

Cellar

11' 2" x 14' 1" (3.40m x 4.30m)

Front facing upvc bay window, fitted bar area, wood panelling to walls, inset to ceiling spot lights and radiator. Cuoboard storing, Solar Panel Management System, Storage Battery to help retain extra power, dual pump management system and meters.

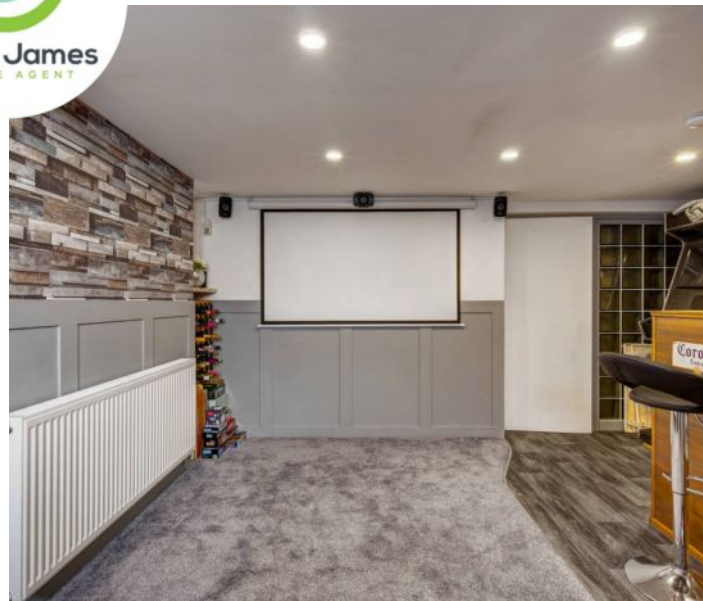
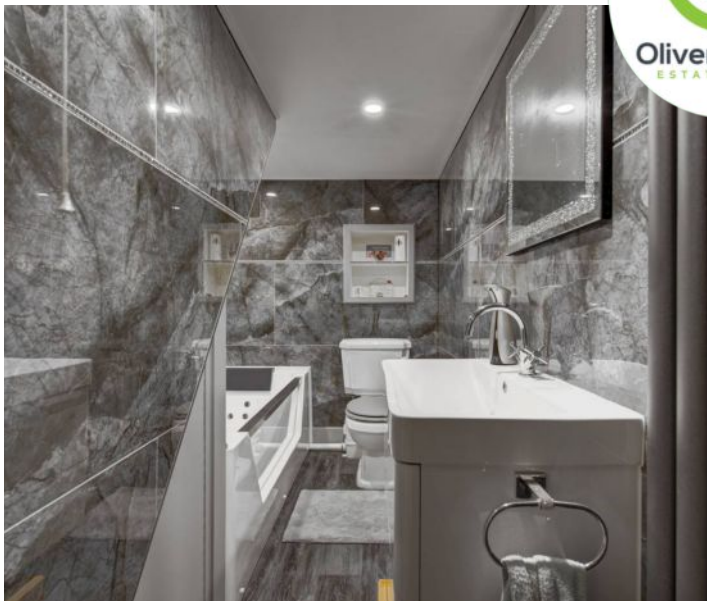
Bathroom

11' 10" x 5' 7" (3.60m x 1.70m)

Jacuzzi bath, vanity sink unit, low flush wc, tiled walls and modern anthracite radiator.

Landing

Wood panelling to walls and radiator..





Main Bedroom

14' 5" x 16' 1" (4.40m x 4.90m)

Front facing upvc bay window and front facing upvc window, picture rails and radiator.

Bedroom Two

14' 1" x 11' 2" (4.30m x 3.40m)

Rear facing upvc window, picture rails and radiator.

Bedroom Three

11' 10" x 8' 6" (3.60m x 2.60m)

Side facing upvc window, picture rails and radiator.

Bathroom

6' 11" x 4' 3" (2.10m x 1.30m)

Side facing upvc window, walk in cubicle shower, low flush wc, wash basin, tiled flooring with under floor heating and a heated towel rail.

Landing

Skylight, loft access, wood panelled walls and radiator.

Bedroom Four

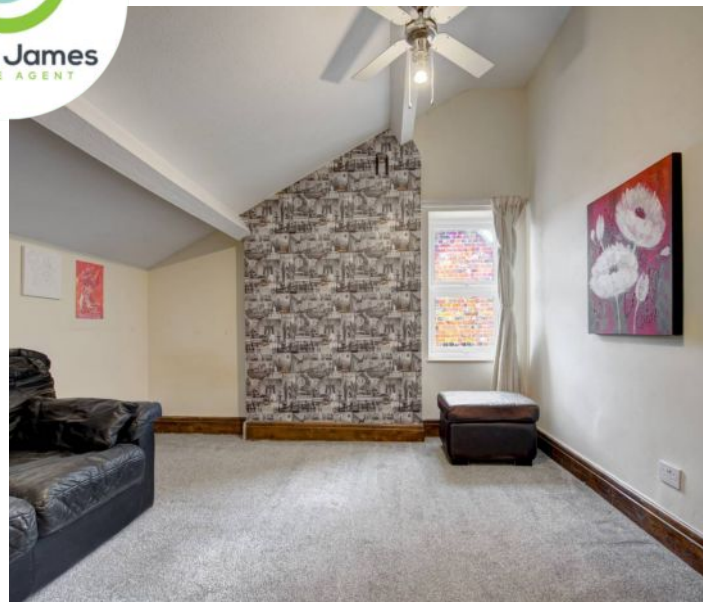
11' 6" x 15' 5" (3.50m x 4.70m)

Side facing upvc window, over head storage, ceiling fan light and radiator.

Bedroom Five

11' 10" x 8' 10" (3.60m x 2.70m)

Side facing upvc window, fixed stairs to over head chill out or storage area and radiator.



GARDEN

The garden really comes into its own with the impressive indoor-outdoor seating area, a wraparound canopy with wooden decking and closable drapes that lets you enjoy the space in comfort whatever the weather. On bright summer days, it opens up as a breezy social hub, while on cooler evenings the curtains can be drawn to create a cosy, private retreat. Whether it's morning coffee, family gatherings or late-night drinks with friends, this versatile space ensures the garden can be enjoyed all year round. a brick-built outdoor kitchen featuring a barbecue, tandoor clay oven and smoker, creating a true foodie's paradise, while the covered hot tub area invites you to unwind whatever the weather. Finished with low-maintenance artificial lawn and space for family and friends, this is an outdoor retreat that feels as stylish as it is practical.

DRIVEWAY

2 Parking Spaces

Double Driveway and a property oozing curb appeal





Total Area: 188.6 m² ... 2030 ft²

All measurements are approximate and for display purposes only



Total Area: 188.6 m² ... 2030 ft²

All measurements are approximate and for display purposes only



Oliver James

Oliver James, 4 Liverpool Road - M44 5AF

0161 696 5050 • hello@oliverjames.co.uk • oliverjames.co.uk

