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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

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6 Urban Road

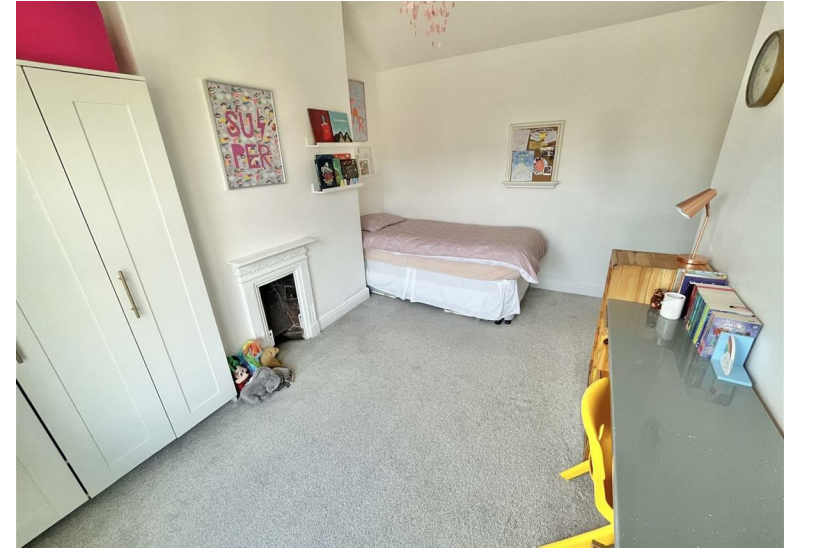
Sale, Greater Manchester, M33 7TX



£475,000

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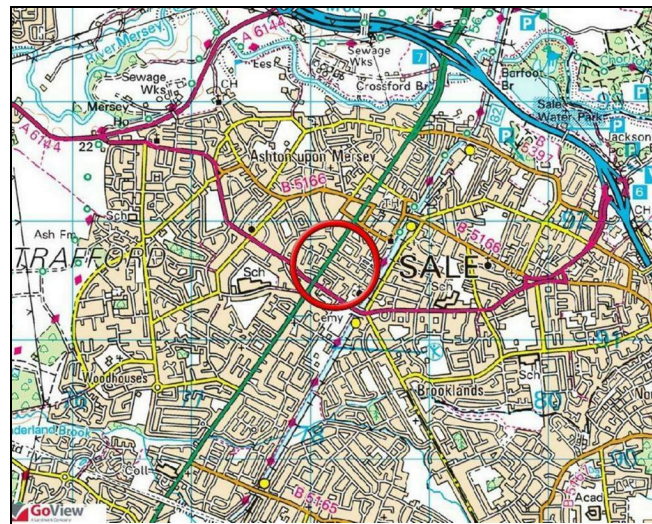


INDEPENDENT ESTATE AGENTS



energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

**** BEST OFFERS IN WRITING BY 12PM WEDS 26TH APRIL**** A BEAUTIFULLY PRESENTED THREE BEDROOMED PERIOD SEMI DETACHED LOCATED ON THIS VERY POPULAR ROAD CLOSE TO THE TOWN CENTRE AND SEVERAL OF THE LOCAL SCHOOLS. STYLISH INTERIOR. ORIGINAL PERIOD FEATURES.

Hall. Large Lounge. Dining Kitchen. Utility Room. WC. Useful Cellars. Three excellent sized Bedrooms. Bathroom. Driveway Parking. Enclosed lawned rear Garden.

CONTACT SALE 0161 973 6688



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A beautifully presented, Three Bedroomed, Period Semi-Detached which offers over 1300 sqft of Accommodation including a useful Cellar.

The location is very popular, close to the Town Centre and Metrolink, plus several of the popular schools including Springfield Primary and Ashton on Mersey.

Internally, the property has a lovely, modern interior, plus many original features including: stripped wooden floors, fireplaces, coved ceilings and picture rails.

In addition to the Accommodation, the property has Driveway Parking and lovely, enclosed lawned rear Garden.

An internal viewing will reveal:

Recess Porch with step-up to an original, panelled front door with stained, leaded and opaque glass panes, plus original, leaded and stained glass window above.

Entrance Hall. A spacious Entrance into the property - certainly setting the spacious theme that is evident throughout. From the Hallway there are stripped panelled doors providing access to the Lounge, Dining Kitchen and Ground Floor WC. Spindled staircase rises to the First Floor. Stripped wooden floors. Coved ceiling. Picture rail surround. Original, ornate mouldings.

15'1" (into bay) x 15' (max) Lounge. A superb, large Reception Room having a 9'4" wide, angled bay window to the front elevation with window seat. Continuation of the stripped wooden floor. Cast iron surround to the chimney breast. Coved ceiling. Picture rail surround. Pitched skirting boards.

Ground Floor WC, fitted with a low-level WC, wall-hung wash hand basin. Wall-mounted, heated chrome towel rail.

13'11" x 11'11" Dining Kitchen. A well-proportioned Family Kitchen with plenty of space for a dining table. The Kitchen itself is fitted with a range of modern base and eye-level units with chrome handles and worktops over with inset, one and a half bowl, stainless steel sink unit and mixer tap. Built-in stainless steel electric oven with four ring ceramic hob over with stainless steel extractor above and stainless steel splashback. Ample space for a range of freestanding appliances. Halogen spotlights to the ceiling with chrome fittings. Angled bay window to the rear elevation with uPVC double glazed French doors opening onto the rear Garden. Panelled door through to the Utility Room.

8'5" x 6'7" Utility Room. A useful room, having a fitted base unit with worktop and space and plumbing beneath for a washing machine or tumble dryer. uPVC double glazed door providing access to the rear. uPVC double glazed window to the rear overlooking the Gardens. Door provides access down to the Cellars.

The Cellar has a Hallway with smaller Chamber running beneath the Hallway. There is then an opening into the Main Chamber which measures 12'11" x 11'9" and has a window to the front. In the Hallway to the Cellars is the gas central heating combination boiler.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. There are then stripped panelled doors which provide access to the Three Bedrooms and Bathroom. Picture rail surround. Opaque, uPVC double glazed window to the side elevation.

14' x 13'1" Bedroom One. An excellent-sized Double Bedroom, having a uPVC double glazed bay window to the rear elevation overlooking the Gardens. Stripped wooden floors.

13'2" (max) x 13'3" Bedroom Two. Another good-sized Bedroom, having a uPVC double glazed bay window to the front elevation. Period, cast iron fire surround to the chimney breast. Recently carpeted by the current owners.

9'1" x 8'10" Bedroom Three. A larger than average Third Bedroom, having a uPVC double glazed window to the front elevation. Period, cast iron fire surround to the chimney breast.

6'7" x 5'3" Bathroom, fitted with a white suite with Victorian-style chrome fittings and comprises of: panelled bath with thermostatic shower over and fitted shower Crittall design screen, low-level WC, pedestal wash hand basin. Part-tiled walls. Opaque, uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling with chrome fittings. Large, modern radiator.

Outside to the front, the property is approached via a gravelled Driveway providing Off Street Parking with established flower beds either side. Retaining brick wall. Original stone gate posts.

To the rear, the property enjoys a really good-sized, broadly south westerly facing lawned Garden. Established borders along one side and full-width timber decked Patio adjacent to the house.

A fabulous Family Home!

- Freehold
- Council Tax Band - C

Approx Gross Floor Area = 1359 Sq. Feet
= 125.98 Sq. Metres

