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PROPERTY SALES AND RENTALS



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13 Roseneath Road

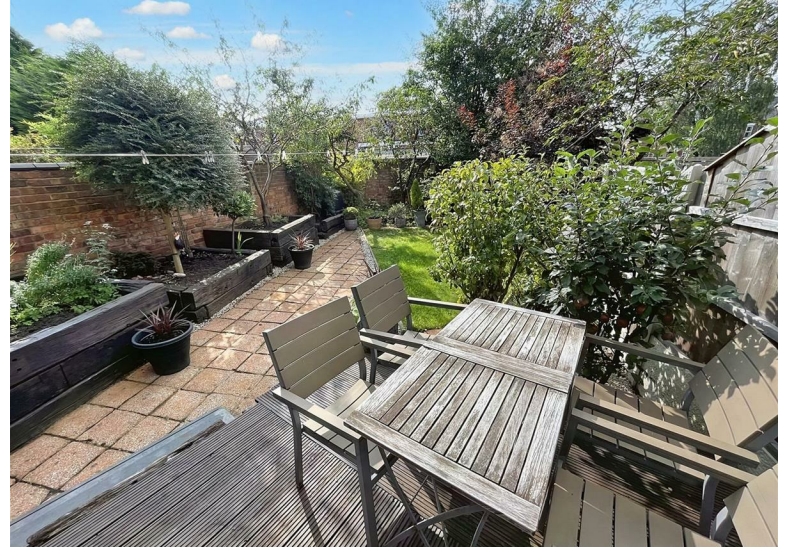
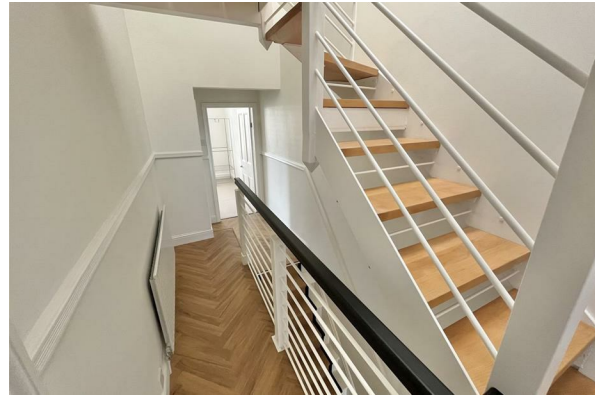
Urmston, Manchester, Lancashire, M41 5AX



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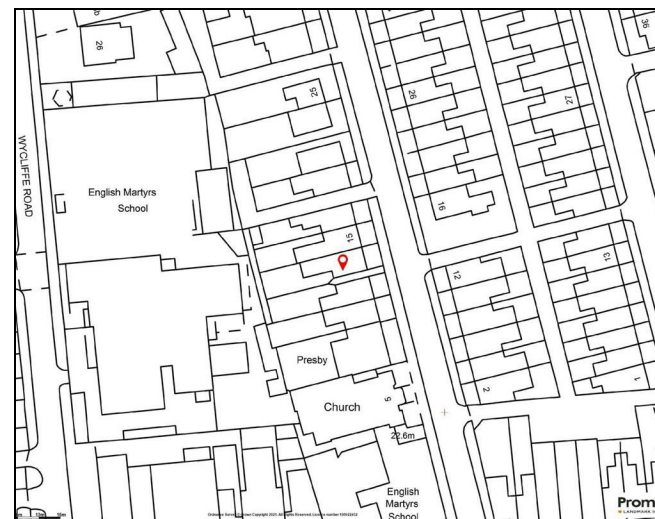
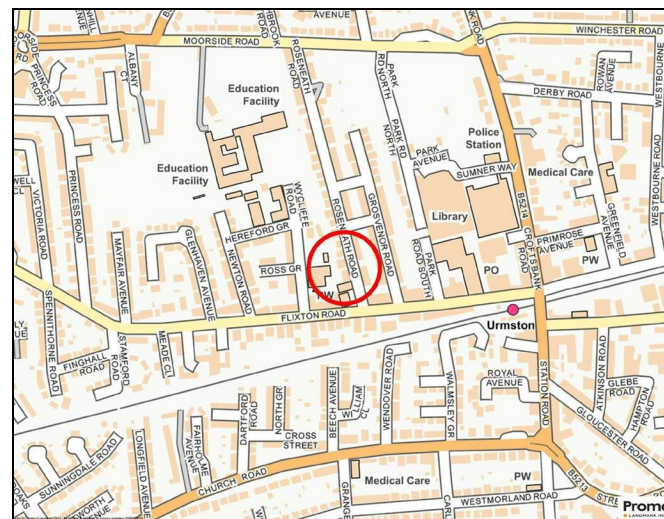
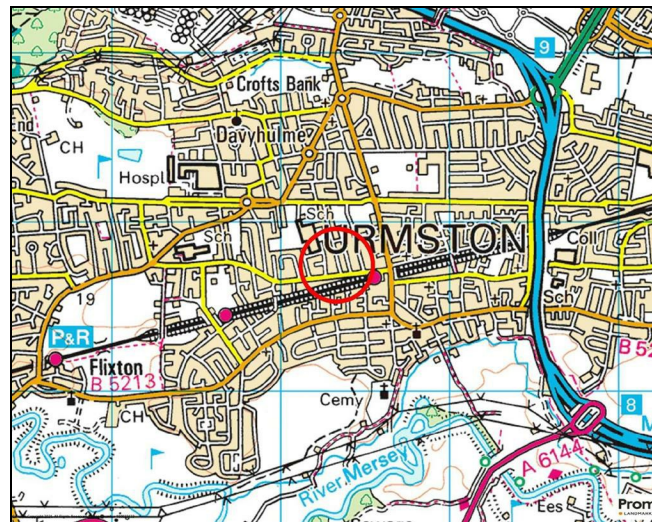
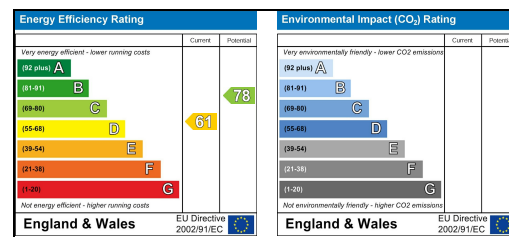


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energy efficiency

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



Overview

****NO CHAIN** A STUNNING, COMPREHENSIVELY UPGRADED AND IMPROVED, LARGE FOUR BEDROOMED PERIOD END TERRACE WITH OVER 1800 SQFT OF ACCOMMODATION OVER FOUR FLOORS INCLUDING SUPERB LOFT AND CELLAR CONVERSIONS. HIGH SPEC FITTINGS. VERY CENTRAL DESIRABLE PART OF URMSTON. PERFECT FOR URMSTON GRAMMAR. BEAUTIFUL REAR GARDEN.**

Hall. Lounge. Dining Room. Stylish Breakfast Kitchen. LGF Converted Cellar with WC and Utility space. Four Bedrooms. Two Shower - One En Suite. Beautiful established rear garden. Energy Rating: E



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

13 Roseneath Road

A Stunning, Comprehensively upgraded and improved, large Four Bedroomed, Period End Terrace with over 1800 sqft of Accommodation over Four Floors including Loft and Cellar Conversions

The location has always been popular, being within a short distance of the Town Centre and several of the popular Schools including Urmston Grammar which is just around the corner.

Internally, the property has been transformed and follows a wonderful modern design theme, including a Contemporary kitchen, Plantation shutters, Stylish bathroom fittings and neutral re decoration.

In addition there are many original features including: coved ceilings, stripped wooden floors, picture rails and double glazed sash windows.

Externally there is a beautiful landscaped private rear garden.

An internal viewing will reveal:

Hallway, having a stained and leaded door to the front with semi circular top light. Original coved ceiling, dado rail and picture rail. Staircase rises to the first floor. Doors then provide access to the Lounge, Kitchen and Lower Ground Floor. Gorgeous Crittall design double sliding doors open to the Dining room.

Lounge -A well proportioned reception room having a wide angled three section bay window with uPVC double glazed sash windows along with attractive plantation shutters. Original coved ceiling. Open to the dining room.

Dining Room - Another good sized room having uPVC double glazed French doors to the rear with fitted plantation shutters. Coved ceiling, Crittall design double sliding doors giving access to the hallway.

Breakfast Kitchen, Re fitted with an extensive range of base and eye level handle less units with a quartz worktops over incorporating a useful breakfast bar. Inset sink unit with mixer tap. Integrated induction hob, oven, microwave oven and extractor fan. Integrated dishwasher and bin/recycling unit. Integrated Freezer. Display shelving. UPVC double glazed sash window to the side and a set of uPVC double glazed French doors open to the gardens. Wall Cabinet with Under Sensor Lights

Converted Cellar - Main Room - uPVC double glazed double doors to the front, Inset spotlights to the ceiling . Cupboard housing the gas central heating boiler.

Converted Cellar - Utility Room -Having space a plumbing for washing machine and space for other appliances. Built in and fitted storage units. Inset spotlights.

Converted Cellar - WC - Re fitted with with a three piece suite comprises low level WC, bidet and wash hand basin. Wall mounted heated chrome towel rail radiator.

First Floor Landing. A superb space with plenty of natural light from three separate Velux windows above an absolutely stunning, custom made, steel staircase with open balustrade and solid 'Beech' foot treads leading to the Second Floor. Doors open to Three of the Bedrooms and Bathroom.

Bedroom One. A superb Double Bedroom having two double glazed sash windows to the front elevation with attractive Plantation shutters. Coved ceiling.

Bedroom Two. Another good-sized Double Bedroom having a double glazed sash window to the rear again with Plantation shutters.

Bedroom Four having a double window to the rear elevation with Plantation shutters overlooking the Gardens.

Shower room, re fitted with a Contemporary suite comprising of: large walk in shower with thermostatic shower. Twin draw wall hung vanity sink unit. Enclosed cistern WC. Tiled walls. Opaque uPVC double glazed window to the side.

Second Floor Landing with hardwood door to Bedroom Three.

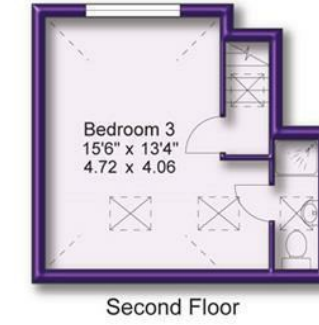
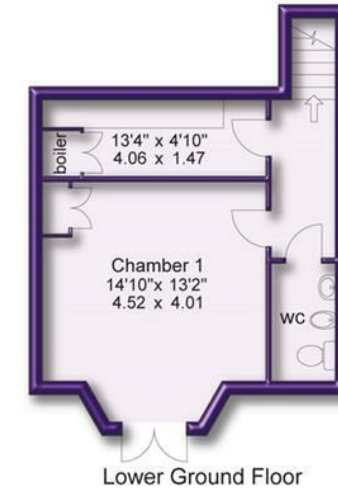
Bedroom Three. A wonderful, large, Double Bedroom having a double glazed, shaped Dorma window to the rear elevation plus, two double glazed Velux windows to the front. Stripped wooden floor. Hardwood door to the En Suite Shower Room.

Wet Room-style En Suite Shower Room fitted with electric 'Triton' shower, WC and wash hand basin. Double glazed Velux window to the front. Heated towel rail.

Outside, the property is End of Terrace in a row of three and is fronted by gravelled Garden with Footpath and boundary walling.

To the rear the property enjoys a good sized private garden which is completely enclosed. Having a raised decked patio with steps down to the main lawned garden with large shaped raised beds.

One of the most popular locations in Urmston for this type of property!



Approx Gross Floor Area = 1822 Sq. Feet
= 169.2 Sq. Metres

