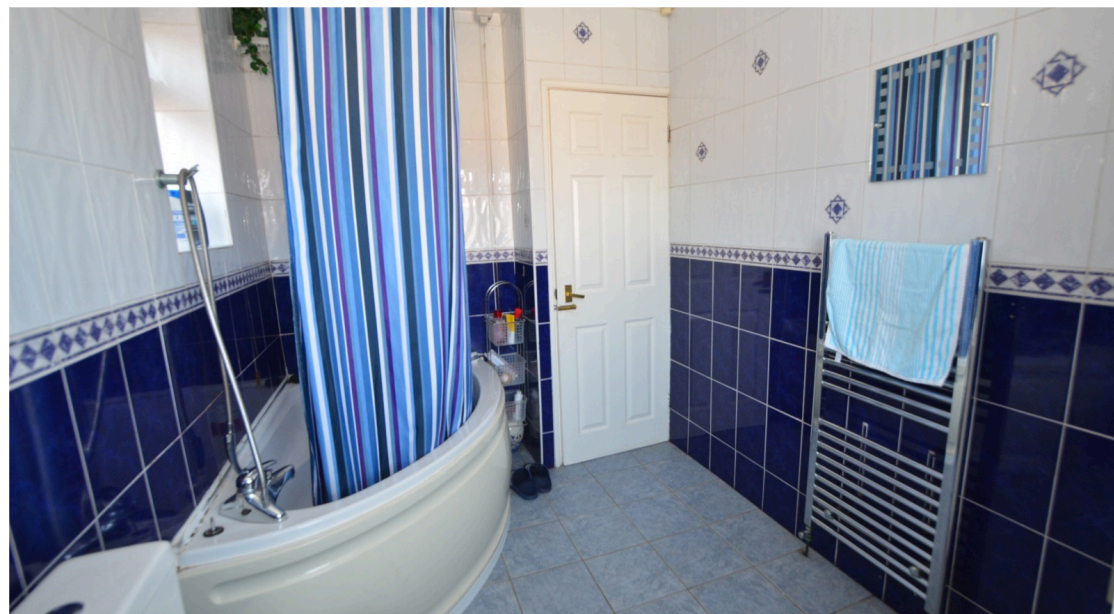




 4  
Bedrooms

 1  
Bathroom





**SPACIOUS FAMILY FOUR BEDROOM SEMI DETACHED RESIDENCE** situated on Urmston Lane which is a great location for all local amenities, catchment area for excellent local schools with easy access to Stretford Shopping Centre and Urmston Town centre.

In brief this spacious accommodation briefly comprising: - Entrance Hall, bay fronted reception room with double sliding doors opening to the dining room and a fitted kitchen with breakfast bar. To the first floor there are three bedrooms and a family bathroom and stairs leading to the loft room (bedroom four) which has a WC and wash handbasin.

#### **EXTERNAL**

Large driveway to the front with room for off road parking for five cars and to the rear is a generous size rear garden laid to lawn with large decking sun area.

#### **ENTRANCE HALLWAY**

Composite front door opening to hallway with open spindle staircase leading to the first floor with understairs storage cupboard. Double panel radiator. UPVC double glazed window.

#### **RECEPTION ONE 3.62m x 4.21m**

UPVC double glazed bay window to front elevation. TV Point. Ceiling coving and double panel radiator. Sliding wood glass panel doors opening to the rear reception room.

#### **RECEPTION TWO 3.61m x 4.23m**

UPVC double glazed patio doors opening to the rear garden. Double panel radiator.

#### **KITCHEN 6.26m x 2.02m**

UPVC double glazed window to front and side elevation. Fitted with a range of shaker style wall and base units with contrasting worktops. Integrated four ring gas hob and a chimney style extractor fan above. Electric oven housed in unit and plumbed for washing machine and dishwasher. Integrated fridge freezer. Breakfast bar. Tiled floor

#### **LANDING**

Double glazed window to side elevation and access to all first floor rooms and family bathroom.

#### **BEDROOM ONE 4.12m x 3.39m**

UPVC double glazed bay window to front elevation. Fitted wardrobes. Double panel radiator. Wood laminate floor.

**BEDROOM TWO 4.24m X 3.61m**

UPVC double glazed window to rear elevation. Fitted wardrobes and single panel radiator.

**BEDROOM THREE 2.30m x 2.03m**

UPVC double glazed window to front elevation. Fitted wardrobes and single panel radiator. Wood laminate floor.

**FAMILY BATHROOM 2.08m x 3.06m**

UPVC double glazed opaque window. Three-piece bathroom suite comprising: - corner bath, pedestal wash hand basin and WC with push button flush. Half tiled walls to compliment.

**2ND LANDING**

UPVC double glazed window. Built in storage over stairs.

**LOFT ROOM 5.31m x 4.34m**

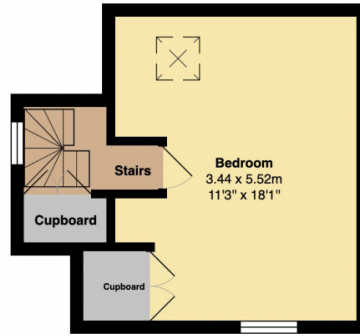
Currently used as a bedroom with Two UPVC Velux windows. WC and Wash hand basin.



**Ground Floor**  
Area: 54.4 m<sup>2</sup> ... 585 ft<sup>2</sup>

**First Floor**  
Area: 48.4 m<sup>2</sup> ... 521 ft<sup>2</sup>

Total Area: 131.8 m<sup>2</sup> ... 1419 ft<sup>2</sup>



**Second Floor**  
Area: 29.1 m<sup>2</sup> ... 313 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

