



 **6**
Bedrooms

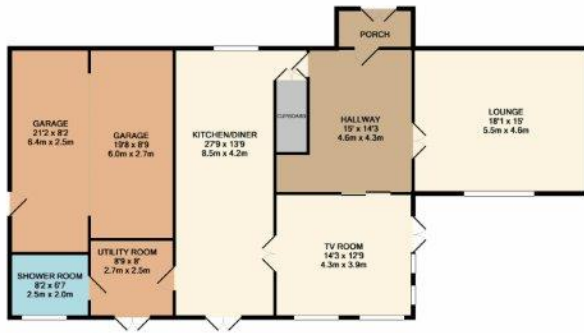
 **5**
Bathrooms





CHAIN FREE! ONE OF THE MOST INDIVIDUAL PROPERTIES IN URMSTON COMPRISING OF RECEPTION HALLWAY, LOUNGE, KITCHEN/DINER, DINING AREA, UTILITY ROOM, GROUND FLOOR SHOWER ROOM, LIVING ROOM, 5 BEDROOMS, 3 BEING EN-SUITE AND FAMILY BATHROOM. OUTSIDE: OFF ROAD PARKING, LOVELY SECLUDED REAR GARDEN. DOUBLE GLAZED & GAS CENTRAL HEATED. This has to be one of the most individual properties in Urmston to come to the market in recent times. A highly impressive six bedroom, five bathroom detached house measuring 2814 sq ft (excluding double garage measuring 261.4 sq m) can be found on what is widely regarded as one of the best roads in Urmston, quiet & secluded with The Meadows behind and just a short walk into the centre of Urmston with its shops, bars, restaurants and cafés and quick rail link into Manchester city centre. The property, which is being sold with no chain, is beautifully presented throughout and has had substantial improvements made in 2007. These improvements include UPVC double glazed windows, gas central heating, solar panels for hot water. Briefly comprising of a large reception hallway, lounge, living room, modern kitchen/diner, utility room and a ground floor shower room, whilst to the first floor there are four bedrooms two being en-suite and a family bathroom a further two bedrooms and one being en-suite can be found off the 2nd landing. Outside: Off road parking to the front. Double width drive and separate single drive, all block paved. Well stocked front garden. Large double glazed conservatory style entrance porch with radiator and double power points. Tiled floor and cills. Large double garage 5.46 x 5.78 with multiple power points and fluorescent lighting. Class A condensing boiler. Separate side pedestrian access door. Lovely secluded lawned garden with mature bushes, plants, trees and stone patio area privately enclosed overlooking The Meadows to the rear of the property. Lounge 18' x 15' (5.49m x 4.57m). Large south facing double glazed picture window overlooking private courtyard garden.. Feature marble fire surround with coal effect gas fire. Inset ceiling lights. Two double radiators. Kitchen/Diner 27'7" x 10'3" (8.4m x 3.12m). Fitted with a range of wall and base units with worktop lighting. Granite work surfaces and inset stainless steel 1 ½ bowl sink with mixer tap over. Tiled splash back. Integrated double electric oven. Integrated 5 ring gas hob with stainless steel chimney style extractor over. Integrated dishwasher. Integrated fridge/freezer. Laminate floor. Double radiator. Inset ceiling lights. Open to step down dining area. Dining area UPVC double glazed double doors to rear garden. Door through to utility room. Double wood doors through to living room. Two radiators. Laminate floor. TV point. Utility Room 8'4" x 8'9" (2.54m x 2.67m). Double doors to garden. Extensive wall units matching kitchen with a stainless steel sink. Tiled floor. Radiator. Space for free washer and dryer. Space for fridge/freezer. Ground floor shower room/wet room UPVC double glazed window. Partially tiled decor. Shower, pedestal wash hand basin and a low level WC. Radiator. Living Room 15'3" x 12'11" (4.65m x 3.94m). UPVC double glazed French doors to rear garden. Six double glazed windows to garden area. Laminate floor. Two Radiators. TV point. Landing Staircase to top floor. Wood doors to all rooms. Radiator. Large airing cupboard. Fitted carpet. Master Bedroom one 19'8" x 14' (6m x 4.27m). Two large double glazed feature windows with magnificent views to gardens and the meadows. TV point. Two radiators. Door to roof with planning permission for balcony. En-suite 8'8" x 3'9" (2.64m x 1.14m). UPVC double glazed window to side elevation. Double shower area with shower, pedestal wash hand basin and a low level WC with push button flush. Radiator. tiled to compliment. Reception hallway 13'10" x 11'7" (4.22m x 3.53m). Staircase to first floor. Wood floor. Radiator. Wood sliding doors into reception area. Bedroom two 12'9" x 14'4" (3.89m x 4.37m). South facing UPVC double glazed window. TV point. Radiator. Door to en-suite. Ensuite Bathroom 2'6" x 5'5" (0.76m x 1.65m). UPVC double glazed window. Quadrant shower with shower, vanity wash hand basin and a low level WC with push button flush. Radiator. Fully tiled to walls and floor. Bedroom three 10'10" x 11'6" (3.3m x 3.5m). Two double glazed south facing windows. Radiator. Bedroom six (currently used for storage) 12'6" x 8'10" (3.8m x 2.7m). UPVC double glazed window to front elevation. Radiator. Family bathroom 5'8" x 6'5" (1.73m x 1.96m). UPVC double glazed window. Panel bath with central mixer tap and shower hose/head, pedestal wash hand basin and a low level WC with push button flush. Radiator. Tiled to compliment. Top landing Spindle staircase to bedroom 4 and 5. Double radiator. Smoke detector. Loft access. Bedroom four 13'4" x 12'3" (4.06m x 3.73m). UPVC double glazed window to rear elevation. Radiator. Door to en-suite. TV point. En-suite 10'11" x 10'8" (3.33m x 3.25m). UPVC double glazed window. Full length bath, shower cubicle, wash hand basin and a low level WC with push button flush. Bedroom five 19'8" x 10'9" (6m x 3.28m). UPVC double glazed window. Radiator. Outside Off road parking to the front. Double width drive and separate single drive, all block paved. Well stocked front garden. Large double glazed conservatory style entrance porch with radiator and double power points. Tiled floor and cills. Large double

garage 5.46 x 5.78 with multiple power points and fluorescent lighting. Class A condensing boiler. Separate side pedestrian access door. Lovely secluded lawned garden with mature bushes, plants, trees and stone patio area privately enclosed overlooking The Meadows to the rear of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

