

Jets

QUEENS ROAD, URMSTON, MANCHESTER, M41 9HA

OFFERS OVER £549,000





Built in 1896 this 4 Bedroom Victorian Semi Detached property is located in a prestigious residential road just a short walk from Urmston Town Centre. With NO CHAIN this traditional family home is full of character and many original features. The property includes 3 large Double Bedrooms, 3 Receptions, 2 Bathrooms, a large Kitchen and, externally, off road parking for a number of cars..

ENTRANCE

From the front door the stairs to the first floor are straight ahead and to the right is the entrance to the ground floor..

Taking the Ground Floor First.....

ENTRANCE HALL

The Entrance Hall runs central to the ground floor - off which we find the Lounge, Dining Room, Small Reception/Morning Room area, Shower Room & Kitchen.

LOUNGE 15' 1" x 11' 9" (4.62m x 3.6 max)

With its high ceiling the Lounge comes with a three sided double glazed bay window, a brick surround fire place with slate base and a radiator to the inner wall.

DINING ROOM 17' 5" x 11' 11" (5.33m x 3.64m)

To the rear elevation is the Dining Room and, as with the Lounge, it has the high ceilings, a large double glazed window and radiator.

MORNING ROOM

Prior to putting in a ground floor Bathroom this would have been the Morning Room but very much larger. It comes with a sash window to the side of the property and currently opens out into the Hallway.

SHOWER ROOM 6' 1" x 5' 9" (1.87m x 1.77m)

The Shower Room comes with a corner walk-in Shower with sliding door, a Hand Wash Basin and low level WC. The floor and two walls are fully tiled with the remainder partially tiled.



KITCHEN 15' 8" x 10' 4" (4.8m x 3.17m)

A very good size Kitchen which comes with an array of eye and base level units - built into the left hand side is an electric hob, with oven below and extractor over and to the right is more than ample surface space as well as a breakfast bar. There is a door leading out into the rear garden along with 2 windows - one overlooking the garden and the other to the drive at the side of the property. The combi boiler is located in the Kitchen.

FIRST FLOOR

LANDING

From the Entrance you take the stairs to the first floor and onto the impressive Landing with its large window to the front elevation making it a very light and bright area.

BEDROOM ONE 13' 11" x 11' 9" (4.26m x 3.6m)

To the front elevation is a good size Double Bedroom with its 3 sided bay window, high ceilings and fire place. There is a radiator below the window.

BEDROOM TWO 13' 11" x 11' 9" (4.25m x 3.6m)

Another Double Bedroom with high ceilings and a large window looking out over the rear garden.

BEDROOM THREE 15' 8" x 10' 9" (4.79m x 3.29m)

Again another great size Double Bedroom to the rear elevation with it's high ceilings and two double glazed windows: one to the rear and the other to the side of the property.

BEDROOM FOUR 7' 5" x 6' 0" (2.27m x 1.85m)

A small single Bedroom to the side elevation.

SHOWER ROOM

The Shower Room comes with a corner Shower, low level WC and Hand Wash Basin, tiled walls and floor.

EXTERNAL

To the front of the property is a small garden planted with shrubs and bushes behind a low level brick wall. To the side is a shared driveway that leads to a paved parking area for 2/3 cars and to the immediate rear of the property is a grassed area.

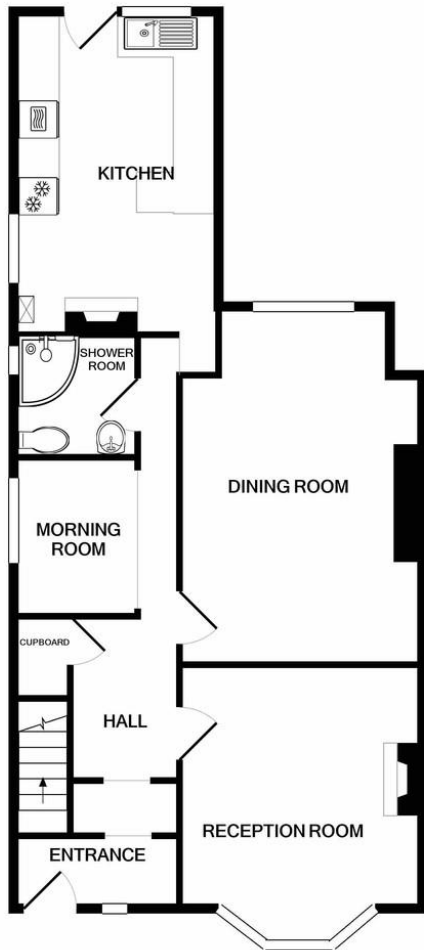


OTHER INFORMATION

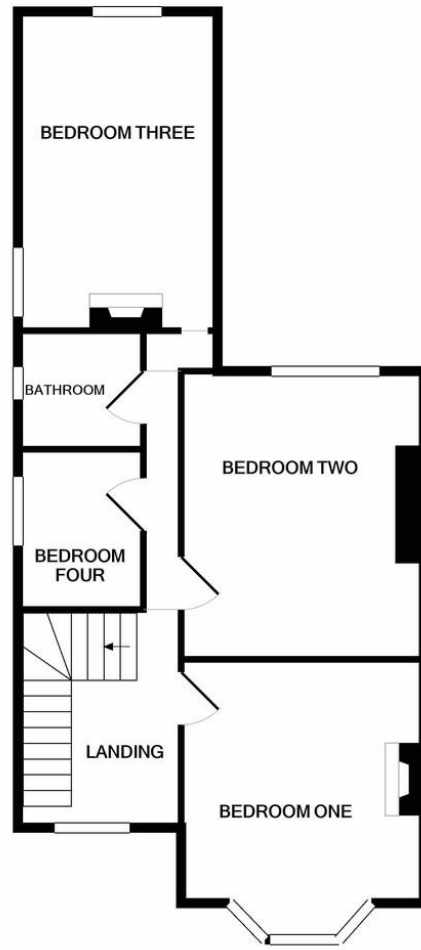
Trafford Council Tax Band E

Full Gas Central Heating Throughout.





GROUND FLOOR
APPROX. FLOOR
AREA 723 SQ.FT.
(67.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 654 SQ.FT.
(60.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1377 SQ.FT. (127.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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9 Northenden Road, Sale, Cheshire,
M33 2DH

www.jetsestates.co.uk
admin@jetsestates.co.uk
01619621234

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