



 4
Bedrooms

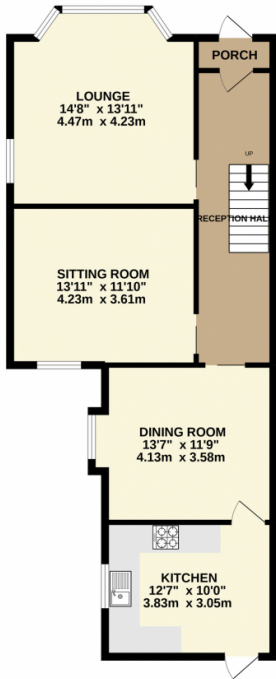
 1
Bathroom



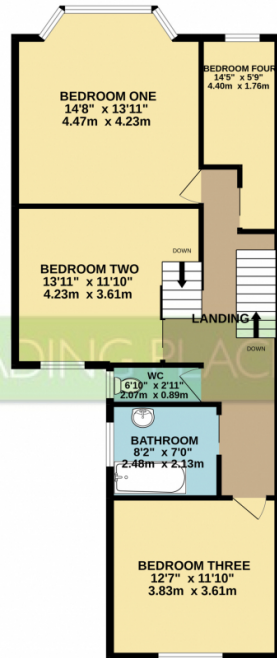


A deceptively spacious 1800SQFT FOUR BEDROOM/THREE RECEPTION ROOM Victorian semi-detached in a highly desirable location. Positioned within walking distance to Urmston Grammar School and other highly sought after Primary Schools. Local convenience shops are close by and Urmston town centre a short drive or nice walk, with an array of shops, bars and eateries. The motorway network and Flixton Train Station is easily accessed providing links to Manchester City centre and beyond. This wonderful period semi-detached certainly needs to be viewed to be truly appreciated. The sheer size is certain to impress and with a generous plot it allows the potential for further extension or development (STPP). An internal inspection will reveal: Entrance porch opening to the impressive large reception hall with staircase to the first floor. There are three spacious reception rooms, the lounge to the front enjoying a bay window feature and all enjoying high ceilings and some original features retained. Upgraded kitchen to the rear with access to the garden. To the first floor are four bedrooms, three of which are double and served by a family bathroom with separate wc. There is a further staircase leading to the loft, which is prime for conversion (STPP). At the front of the property is off street parking for multiple cars and double timber gates shields the private rear garden. The garden enjoys an impressive built in bar, raised decking area and artificial grass area – a great family or entertaining space.

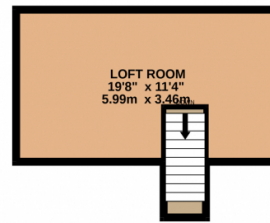
GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
771 sq.ft. (71.6 sq.m.) approx.



2ND FLOOR
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA: 1783 sq.ft. (165.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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