



5

Bedrooms



2

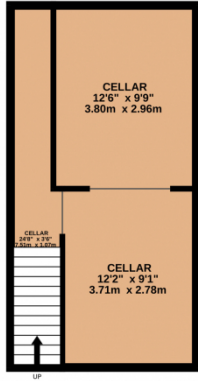
Bathrooms





A SIMPLY STUNNING PERIOD FAMILY HOME IN A CENTRAL URMSTON LOCATION - TRADING PLACES Estate Agents are delighted to offer for sale a spacious period FIVE BEDROOM property located on the ever popular Railway Road in Urmston. Arranged over four floors and in brief the accommodation comprises; entrance hallway, dining room, lounge, a modern fitted kitchen diner and useful cellars that offer scope for conversion. To the first floor there are three good sized bedrooms and a three piece bathroom suite. Stairs rise to the loft room that provides a further double bedroom with an ensuite shower room and an addition bedroom or study. Externally the property offers an enclosed and low maintenance garden. The property is warmed by gas central heating and is double glazed throughout. A charming period property in a central Urmston location. Viewings come highly recommended.

BASEMENT
311 sq.ft. (28.9 sq.m.) approx.



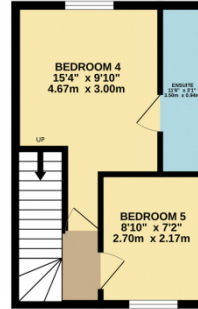
GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.




2ND FLOOR
283 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 1567 sq.ft. (145.6 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Urmston, M41

