



5

Bedrooms



4

Bathrooms

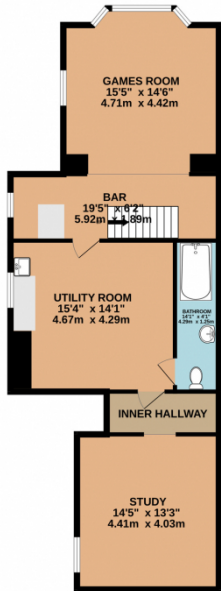
WESTBOURNE ROAD



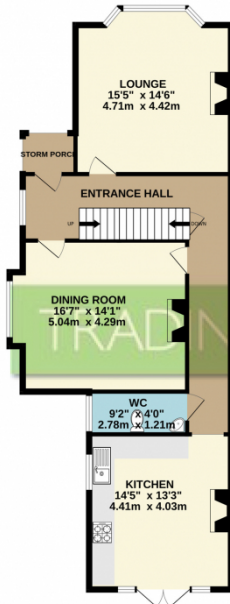


This 3300 SQFT impressive residence is in the heart of Urmston, characterful and extremely versatile accommodation over FOUR FLOORS with FIVE DOUBLE BEDROOMS, THREE BATHROOMS and FULLY CONVERTED BASEMENTS. To the rear, there is a beautifully landscaped garden, perfect for a growing family with an electric gated driveway and detached DOUBLE GARAGE with access from Westbourne Road. For the commuter, easy access to the M60 within a few minutes and Urmston train station is just a short walk away with high frequency services. Urmston also offers a wide range of wine bars, restaurants and independent shops, not forgetting the Artisan Market with excellent local parks and green spaces. Schooling for children of all ages is very well provided for in Urmston, with a range of outstanding Ofsted rated schools and nurseries. Probably one of the best family homes currently available. The charm & character is evident throughout, a real credit to our clients. To the ground floor there is a spacious welcoming hallway, bay fronted lounge, dining room (with built in cupboards and book cases), a fitted breakfast kitchen (with built in TV) and downstairs wc. To the first floor there are three of the five bedrooms and a three piece family bathroom suite. To the second floor there are the two remaining bedrooms, shower room and a large storage room. There are fully converted basements comprises games room/bar, home office, spacious utility room & a downstairs bathroom (with built in TV). The property is warmed by a recently replaced gas central heating boiler. All main rooms in the property are wired for network (2) suitable for data and TV distribution as well as coaxial tv aerial. A SIMPLY STUNNING FAMILY HOME WHICH NEEDS AN INTERNAL INSPECTION TO APPRECIATE THE STANDARD OF ACCOMMODATION ON OFFER.

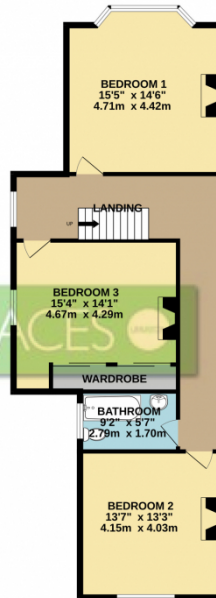
LOWER GROUND FLOOR
823 sq.ft. (76.5 sq.m.) approx.



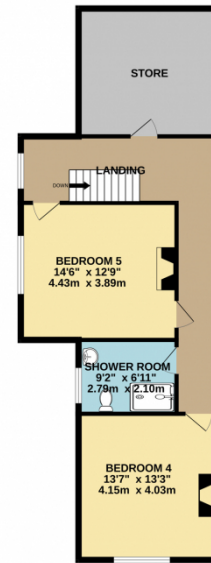
GROUND FLOOR
859 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR
842 sq.ft. (78.2 sq.m.) approx.



2ND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 3292 sq.ft. (305.9 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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