



80 Railway Road, Urmston, Manchester M41 0XT £775

- Bay fronted mid terrace
- Unfurnished
- Useful cellar chamber
- Period features
- Two double bedrooms
- Four piece bathroom
- Available 08-04-16
- Viewing recommended

****CENTRAL URMSTON LOCATION**** - VitalSpace Estate Agents are delighted to offer for rental a charming TWO DOUBLE BEDROOM BAY FRONTED MID TERRACE PERIOD PROPERTY located on the ever popular Railway road situated within walking distance to Urmston town centre. The spacious living accommodation briefly comprises; porch, entrance hallway, dining room, bay front living room, fitted kitchen and a useful cellar chamber that offers space and plumbing for white goods. To the first floor there are TWO DOUBLE bedrooms and a larger than average four piece fitted bathroom suite. Externally the property offers a paved palisade to the front whilst to the rear an enclosed courtyard garden with a raised decked seating area can be found. The property is uPVC double glazed throughout and is warmed by gas central heating. An internal inspection comes highly advised.

RAILWAY ROAD

DIRECTIONS

From our Flixton Road office, proceed along Flixton Road towards the junction with Station Road and Railway Road. Proceed through the crossroads onto Railway Road. Continue along Railway Road for approximately 0.25 miles where the property can be found on your left hand side.

GROUND FLOOR

PORCH

Wooden entrance door with a frosted glass insert opens into the porch. Quarry tiled floor. A further wooden door with opaque glass inserts and a top window over opens into the entrance hallway.

ENTRANCE HALLWAY

Solid wood flooring. Alarm control panel. Halogen spotlights. Ceiling cornicing. Original ceiling features. Entry into the dining room. Stairs rise to the first floor level.

DINING ROOM

12' 9" x 11' 9" (3.89m x 3.58m). A spacious dining room with quarry tiled flooring. Ample space for a table and chairs. Ceiling coving. Feature exposed brick chimney breast. Radiator. uPVC double glazed French doors lead out to the rear of the property. Entry into the front living room and kitchen. Access down into the cellar.

LIVING ROOM

14' 7" x 11' 4" (4.44m x 3.45m). A spacious living room benefiting from a uPVC double glazed bay window to the front elevation. Ceiling coving. Feature exposed brick chimney breast. Working gas fire. Television point and telephone point. Halogen spotlights. Meter cupboard. Radiator.

KITCHEN

10' 8" x 8' 4" (3.25m x 2.54m). Fitted with a range of wall, base and display units with rolled edge laminate work surfaces over. Under unit lighting. One and a half bowl stainless steel sink unit with drainer and mixer taps over. Space and plumbing for a gas cooker with an extractor unit above. Splash back tiling. Tiled flooring. Radiator. Ceiling coving. uPVC double glazed window to the side elevation.

CELLAR CHAMBER

12' 1" x 14' 6" (3.68m x 4.42m) Power and lighting. Space and plumbing for a washing machine and tumble dryer.

FIRST FLOOR

LANDING

Entry into all rooms. Spindled staircase. Loft access. Halogen spotlights.

BEDROOM ONE

11' 7" x 12' 2" TO WARDROBES (3.53m x 3.71m) Double bedroom with space for all required furniture. Built in wardrobe with hanging and shelving space. Ceiling coving. Dado rail. Radiator. Two uPVC double glazed windows to the front elevation.

BEDROOM TWO

13' 2" x 9' 7" (4.01m x 2.92m). Double bedroom with space for all required furniture. Ceiling coving. Radiator. uPVC double glazed window to the rear elevation.

BATHROOM

A four piece suite comprising; low level WC, pedestal hand wash basin, period style bath and a corner shower cubicle with an electric shower. Heated ladder towel rail. Halogen spotlights. Vinyl flooring. Part timber panelled walls. Wall mounted gas central heating boiler. Extractor fan. uPVC double glazed frosted window to the side elevation.

OUTSIDE

GARDEN

To the front; a paved palisade with a range of mature shrubs.

To the rear; an enclosed courtyard garden with a raised decked area. Security light. Water tap.

NOTE

VitalSpace must advise all prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own reports.

ASSESSMENTS

Trafford Borough Council. Tax Band 'B'. Amount payable 2015/2016, £1022.91

SEARCH ON THE MOVE

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GROUND FLOOR
APPROX. FLOOR
AREA 40.8 SQ.M.
(439 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 39.9 SQ.M.
(430 SQ.FT.)

TOTAL APPROX. FLOOR AREA 80.7 SQ.M. (869 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plans 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 Performance Certificate



Railway Road
Urmston
MANCHESTER
M41 0XT

Dwelling type: Mid-terrace house
Date of assessment: 29 August 2009
Date of certificate: 31-Aug-2009
Total floor area: 87 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	60	62
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	54	55
(21 - 38) F		
(1 - 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	316 kWh/m ² per year	301 kWh/m ² per year
Carbon dioxide emissions	4.6 tonnes per year	4.4 tonnes per year
Lighting	£68 per year	£43 per year
Heating	£688 per year	£670 per year
Hot water	£99 per year	£99 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

