



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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1 Queens Road
Urmston, M41 9HE



£885,000

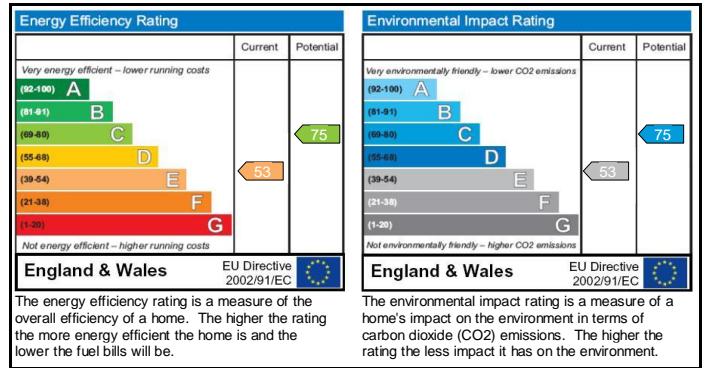
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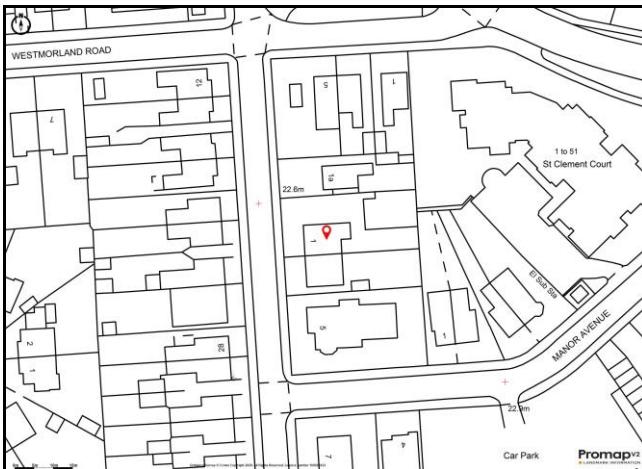
energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



location

From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road/ B5166. At the traffic lights, go straight across Washway Road/ A56 and straight onto Oaklands Drive. Continue to follow the one way system round onto Cranleigh Drive and at the bottom, turn right onto Ashton Lane/ B5166. At the traffic lights, turn left back onto Washway Road/ A56 and continue along for 1.3 miles. Continue straight onto Barton Road/ A5181 and then turn left onto Sandy Lane. After 0.3 miles, turn left onto Urmston Lane/ B5213 and proceed along for 1.3 miles. Eventually, turn left onto Westmorland Road and then turn left at the 1st cross street onto Queens Road. The property will be found on the left hand side.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

overview

*****VIDEO TOUR*** A BEAUTIFULLY PRESENTED PERIOD SEMI DETACHED PROPERTY, CLOSE TO THE TOWN CENTRE WITH MANY ORIGINAL FEATURES. 2262 SQFT + 2091SQFT OUTBUILDING.**

Hall. Cloaks. Two Receptions. Kitchen. Five Bedrooms. Two Shower Rooms. Extensive Cellars. Driveway. Garden. THE PROPERTY INCLUDES A MAGNIFICENT LARGE OUTBUILDING. A wonderful property. Energy Rating: E



For further information or to arrange a viewing of this property please do not hesitate to contact our Sale Office on **0161 973 6688** or via **sale@watersons.net**

in detail

One the most beautiful and iconic Period Properties to come onto the market within recent times in Urmston!

A truly beautiful, bay fronted, Period Semi-Detached Family Home which enjoys wonderful Accommodation arranged over Three Floors extending to approximately 2262 sqft.

The property enjoys a Large Outbuilding spanning over 2090 sqft. With an incredible amount of accommodation, giving flexible living and bedrooms space. Could suit a whole host of buyers from a large family to a possible commercial use subject to permissions.

The location of the property is supremely convenient on this prestigious road, within walking distance of Urmston Town Centre with its range of Shops and Eateries and is within catchment of several of the Local Schools.

A wealth of period features are retained to include: high corniced ceilings, original or reproduction fireplaces, stained glass windows and a spindled balustrade staircase rising through the floors.

In the Main House, there are Two beautiful Reception Rooms to the Ground Floor arranged off a spacious Hall with Cloak Room, Shower Room in addition to a well-appointed Kitchen, Dining Space with door leading onto the rear Garden.

Over the Two Upper Floors are up to Five Bedrooms served by several well appointed Shower and Bathrooms.

In addition to the Accommodation there is Driveway Parking and an established Front and Rear Garden.

A wonderful Family Home of enormous charm and character!

Approx Gross Floor Area = 2262 Sq. Feet
= 210.1 Sq. Metres

