



158 Urmston Lane, Stretford, Manchester, M32 9DF

Three double bedroom detached family home set on a great size plot, offering spacious accommodation over two floors and scope for further changes to suit a buyer's needs. Situated in a popular area close to a range of amenities including good schools.

Set back from the main road, the property briefly comprises: porch, entrance hall with store, bay fronted kitchen, spacious lounge, study, utility/laundry room, downstairs WC and integral garage. To the first floor there are three double bedrooms and five piece bathroom suite.

Externally, there is a block paved driveway for multiple cars to the front and to the rear is a large garden with various flower beds and lawned areas.

NO CHAIN!

Leasehold. Council Tax Band E. EPC Rating Awaited.

£500,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Porch

5'2" x 1'11"

Accessed via UPVC door.

Hallway

10'2" x 8'3"

Large entrance hall with panelled walls, large store cupboard, carpeted flooring, radiator, ceiling light point and staircase to the first floor.

Kitchen/Breakfast Room

13'6" x 14'3" (excl. bay)

Positioned at the front of the property with bay window. Fitted with a range of wall and base level units with fitted eye level double oven and space for fridge freezer. Ceiling light point, cornice, radiator, mix of carpet tiled flooring and vinyl.

Lounge

14'10" x 13'6" (excl. inglenook)

Spacious reception room featuring inglenook with electric fire and two windows. Double UPVC doors to the garden, carpeted flooring, ceiling light point and radiator.

Study

10'5" x 8'6"

Additional room which could be used for a variety of purposes. With UPVC window to the rear, carpeted flooring, ceiling light point and radiator.

Utility Room

11'5" x 9'10"

Offering ample laundry space with sink unit and plumbing for washing machine. Quarry tiled flooring, UPVC window to the rear, radiator, ceiling light point and pulley maid. Extractor fan and UPVC door to access the garden.

Downstairs WC

5'8" x 2'9"

Accessed from the utility room. Low level WC and wash basin. Window to the side aspect.

Integral Garage

10'5" x 18'4"

Accessed via up and over door to the driveway. Window to the side aspect and strip ceiling lighting.

First Floor

Master Bedroom

13'1" x 14'3" (excl. bay)

Bay fronted double bedroom with UPVC windows, ceiling light point, radiator and carpeted flooring.

Bedroom Two

13'9" x 14'9"

Double bedroom with UPVC windows to the rear, ceiling light point, radiator and carpeted flooring.

Bedroom Three

8'6" x 13'9"

Third double bedroom with bay window to the front, carpeted flooring, radiator and ceiling light point.

Bathroom

9'10" x 8'3"

Fitted with five piece suite comprising: low level WC, bidet, pedestal wash basin, bath and shower cubicle. Two obscured windows to the side aspect, carpeted flooring and chrome towel rail.

Externally

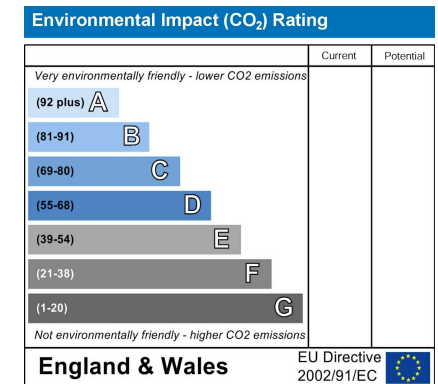
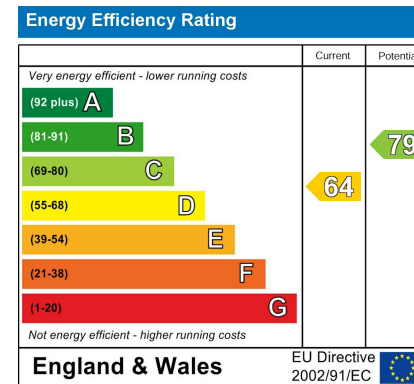
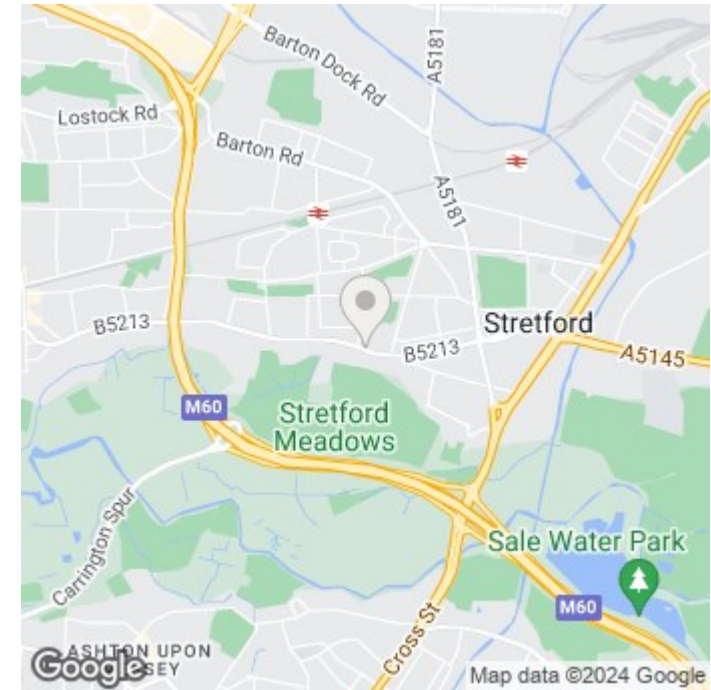
Gated, block paved driveway to the front with gated access down the side of the property. There is a large garden to the rear of the property with various raised beds and pathways.

Tenure

Leasehold

999 Years from 1937

Ground Rent £7.15

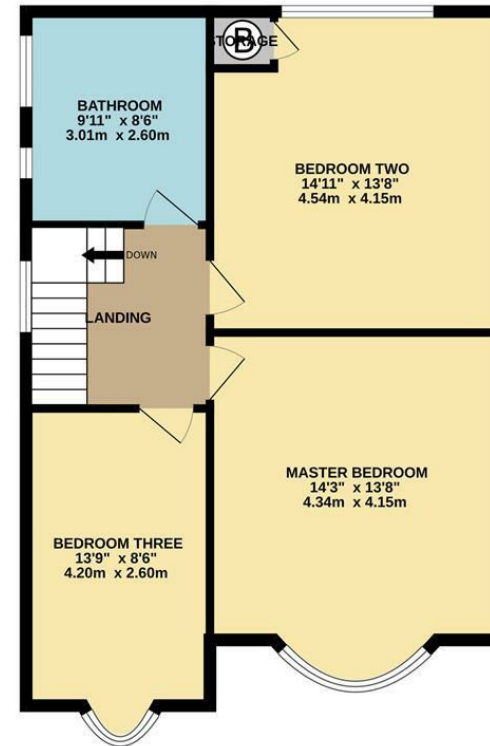




GROUND FLOOR
1025 sq.ft. (95.3 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1711 sq.ft. (159.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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