



*Jordan Fishwick*

2 Conway Road, Urmston, M41 0TL

Guide Price £695,000



## 2 Conway Road, Urmston, Manchester, M41 0TL

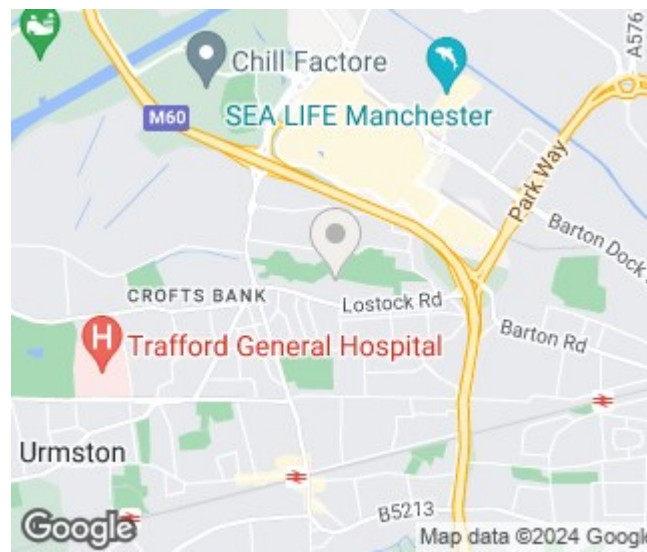
Guide Price £695,000




### The Property

Positioned on a quiet residential CUL-DE-SAC with OPEN VIEWS TO THE REAR is this beautifully presented double fronted FOUR DOUBLE BEDROOM DETACHED FAMILY RESIDENCE, occupying a substantial CORNER PLOT on a well regarded road within walking distance of Urmston Village centre. This superb property has been significantly extended creating a delightful family home within easy reach of all local amenities and transport links. The property further benefits from being within walking distance to Urmston Grammar School, multiple local parks and the Trafford Centre. The accommodation briefly comprises: enclosed porch, spacious entrance hallway, dining room with large bay window open to the lounge, with inglenook fireplace, sun room with French patio doors open to the rear garden, family room/study, OPEN PLAN DINING KITCHEN, utility/side porch. To the first floor there are four well proportioned double bedrooms and two shower rooms, each fitted with a modern three piece suite. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a block paved driveway providing off road parking for multiple vehicles which extends to the side, leading to the DETACHED GARAGE. To the rear, a substantial corner garden has been mainly laid to lawn with large stone patio area. An internal viewing of this fine home is most highly recommended.

- Double fronted detached family residence
- Four double bedrooms and two shower rooms
- Four reception rooms plus open plan dining kitchen
- Large corner plot
- Quiet residential CUL-DE-SAC
- Driveway and detached garage providing off road parking
- Open views over Kingsway Park to the rear
- Walking distance to Urmston Village and all local amenities



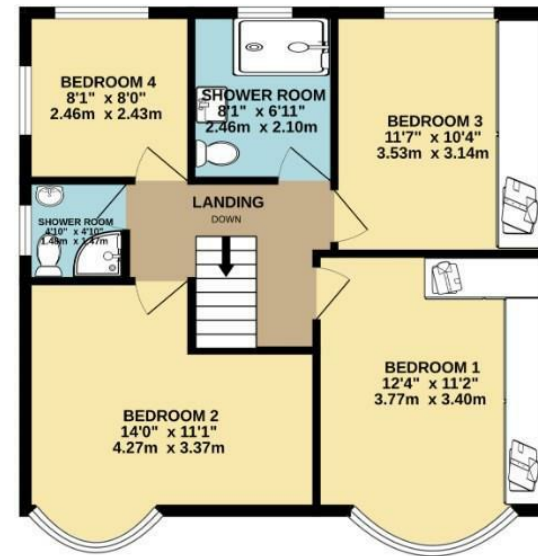
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU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



GROUND FLOOR  
1030 sq.ft. (95.7 sq.m.) approx.



1ST FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1650 sq.ft. (153.3 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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