



Jordan fishwick

29 Church Road, Urmston, M41 9EH

Guide Price £485,000



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The Property

A well presented and EXTENDED THREE BEDROOM SEMI DETACHED 1930S PROPERTY boasting a large SOUTH FACING GARDEN as well as both a DRIVEWAY AND GARAGE providing off road parking. This delightful property will prove an ideal family home and is located only a stone's throw from the village centre, all local amenities and railway station which provides fast access to the city centre. The property further benefits from two spacious reception rooms as well as scope for further extension (STPP). The accommodation briefly comprises: enclosed porch, entrance hallway with stained glass windows, spacious lounge with large bay window and multi-fuel burner, 20ft sitting/dining room with full height sliding patio doors opening to the rear garden, kitchen with subway tile splash back, utility room, cloakroom/wc and garage. To the first floor there are three good sized bedrooms, both the main and second with large bay windows and bathroom fitted with a modern four piece suite. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a well stocked garden and gated driveway which leads to the garage. To the rear, a superb fenced and enclosed garden enjoys a sunny southerly aspect and features a large lawn, mature trees and shrubbery along with a large stone flagged patio area. An internal viewing is most strongly recommended. EPC: D. Council Tax: C.

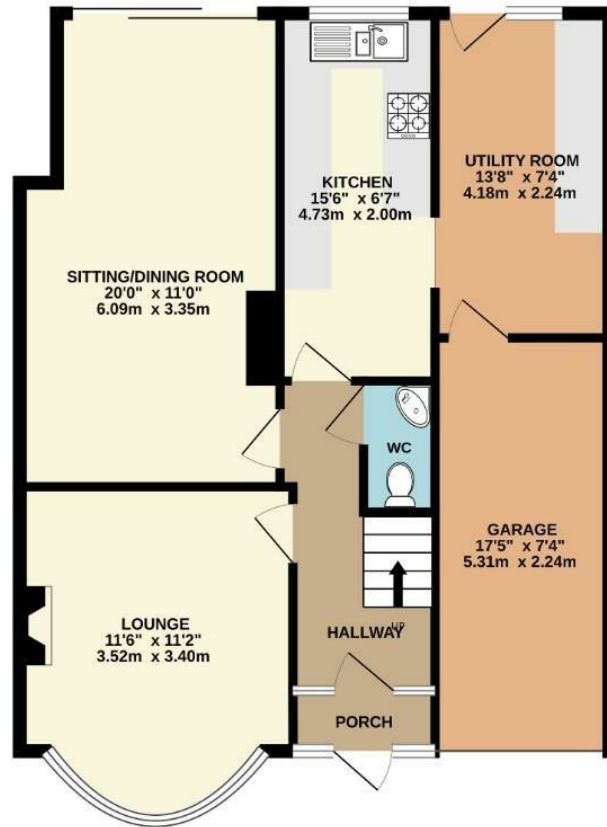
- Superbly presented and extended semi detached 1930s property
- Three good sized bedrooms and two reception rooms
- Large Southerly facing rear garden
- Village centre location
- Driveway and garage providing off road parking
- Walking distance to all local amenities and train station
- Utility room and downstairs w/c
- Scope for further extension (STPP)
- Ideal family home



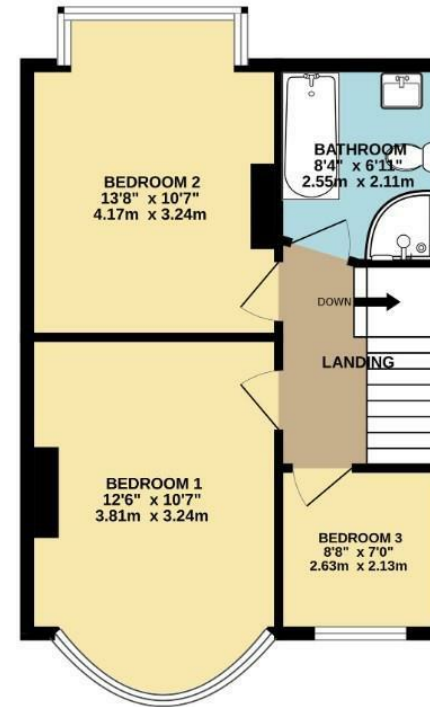
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
782 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.7 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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