

120 Urmston Lane, Stretford, Trafford, M32 9BQ



FOR SALE
JP&Brimelow
ESTATE AGENTS
0161 882 2233

JP&Brimelow
ESTATE AGENTS



7 5 3 D

VIDEO TOUR AVAILABLE Located in the heart of Stretford is this stunning double fronted residence. Internally remodelled by the current owners creating spacious living throughout. A fantastic example of an Edwardian detached home found on highly regarded residential road in Stretford. The period facade remains, while the interiors have been tastefully updated with so many stunning original period features with stained and leaded glazing which extend to over 3369 sq ft of accommodation including the useful chamber cellars.

Access is gained through a porch, leading to a striking entrance reception hallway, granting entry to three of the reception rooms, an inner hallway leading to a cloakroom and a downstairs W.C. There is a family room with a stained and leaded bay window to the front aspect, an impressive lounge opening to a dining room with a stunning fireplace and views to the rear lawned garden. Additionally, a breakfast room opening through to the fitted kitchen.

Stairs leading to the first-floor landing that provides natural light beaming through the feature window and access onto an enclosed roof terrace. Four double bedrooms and a four-piece bathroom, complete with his and hers wash basins and a separate W.C. One of the bedrooms benefits from an ensuite shower room and has a separate dressing area.

Whilst to the second floor there is a landing leading to three double bedrooms, an ensuite three-piece shower room, a kitchen area and a further three-piece shower room.

The residence boasts an abundance of original features and charming character throughout. This includes stunning fireplaces, picture railings, ceiling coving, and stained glazing, all contributing to its allure. Additionally, the property features an impressive enclosed garden.

The Metrolink station is close by, giving direct access to Manchester city centre and Manchester airport.

£925,000





EPC Chart

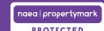
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: Freehold Council Tax Band: G



JP & Brimelow Estate Agents Ltd
 430 Barlow Moor Road, Manchester, M21 8AD
 Tel: 0161 8822233
 E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
 ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow

