



64 Roseneath Road, Urmston, Manchester, M41 5AZ
Offers over £350,000

The Property Perspective

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PROPERTY
PERSPECTIVE

Positioned within a popular residential pocket of Urmston, this property on Roseneath Road enjoys excellent access to a wealth of local amenities, independent shops, cafés and supermarkets, as well as the vibrant facilities of Urmston town centre. Well regarded schools are close by, including Urmston Grammar School and Flixton Girls School, making this an appealing choice for families. Commuters benefit from convenient transport links via Urmston and Flixton railway stations, offering direct routes into Manchester and beyond, along with easy access to the motorway network. Green open spaces such as Chassen Park and the nearby Trafford countryside provide excellent opportunities for walking and outdoor leisure, blending suburban comfort with accessibility.

The property itself offers spacious accommodation arranged over four levels and presents an exciting opportunity for buyers seeking a home to update and personalise. An entrance vestibule leads into a welcoming hallway, with a bay-fronted living room to the front and a generous dining room to the rear opening through to the kitchen, which is fitted with wall and base units, integrated double oven and gas hob, and provides direct access to the garden. A useful basement cellar offers power and lighting, ideal for storage or potential further use. To the first floor are three bedrooms, including a rear bedroom with large integrated wardrobes, alongside a four-piece family bathroom and separate WC. The second floor features a versatile loft room with feature fireplace, Velux window and useful eaves storage. Externally, the rear garden includes a patio and lawn with brick and timber fence boundaries and a rear gate to the lane, offering further practicality and scope for enhancement.

GROUND FLOOR

Front

Living Room 14'2" x 11'2" (4.34m x 3.41m)

Bay fronted window, carpet, painted walls, wallpaper ceiling, radiator.

Dining Room 12'4" x 12'3" (3.76m x 3.75m)

Wood laminate flooring, painted walls, radiator, opening to kitchen, window to rear, door to cellar.

Kitchen 12'9" x 8'10" (3.9m x 2.7m)

Wall mounted and base units, integrated double oven, gas hob, extractor, space for washing machine, dishwasher and fridge/freezer, door to garden. Door to garden, window to rear and side.

FIRST FLOOR

Bedroom 10'2" x 9'6" (3.1m x 2.9m)

Carpet, wallpaper walls, window to rear, large integrated wardrobes, window to rear.

Bedroom 11'5" x 7'10" (3.5m x 2.4m)

Front facing, carpet, painted walls, window to front.

Bedroom 8'10" x 6'6" (2.7m x 2m)

Front facing, window to front, carpet, painted walls, radiator, integrated storage cupboard.

Bathroom 9'2" x 8'6" (2.8m x 2.6m)

Vinyl tiled flooring, tiled and painted walls, four piece suite, window to rear.

W.C 5'2" x 2'7" (1.6m x 0.8m)

Toilet, sink, vinyl tile flooring, window to side.

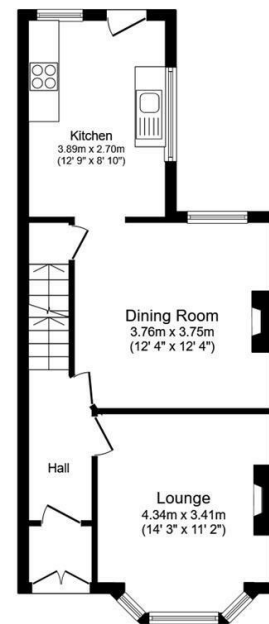
SECOND FLOOR

Loft Room

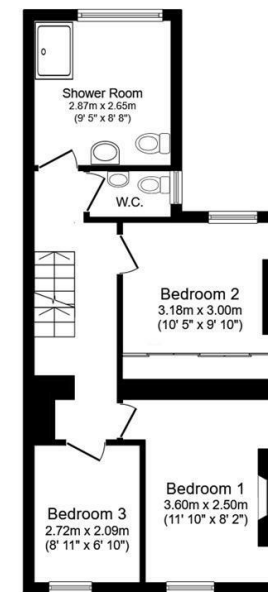
4.6m x 3.7m. Carpet, painted and wallpaper walls, radiator, feature fire place, window to rear, eaves storage, integrated storage, Velux window.

Rear Garden

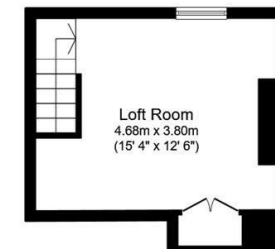
Patio and lawn, brick wall and wood fence borders, rear gate to lane.



Ground Floor
Floor area 46.0 sq.m. (495 sq.ft.)



First Floor
Floor area 44.7 sq.m. (481 sq.ft.)



Loft Room
Floor area 19.4 sq.m. (209 sq.ft.)

Total floor area: 110.1 sq.m. (1,185 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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