

Normanhurst 197 Urmston Lane, Stretford, Trafford, M32 9EF



JP&Brimelow
ESTATE AGENTS



6 3 2 E

VIDEO TOUR AVAILABLE Located in Stretford is this stunning bay fronted residence, internally remodelled by the current owners creating spacious living throughout. Normanhurst is a fantastic example of an Edwardian semi-detached home found on a highly regarded residential road in Stretford, backing onto Stretford Meadows. The period facade remains, while the interiors have been tastefully updated which extend to over 4,000 sq ft of accommodation including the chamber cellars. There is planning permission with Trafford council no: 112419/HHA/23 - Erection of single storey detached granny annexe to rear of dwelling.

Entry is at ground level, a porch, leading through to an impressive entrance reception hallway with a stunning stained and leaded glazed wooden door, solid wooden flooring, which has access to all reception rooms. An inner hallway leading to a downstairs W.C and chamber cellars, a fitted kitchen/breakfast room to the rear aspect with access into the lounge with a box bay window with views into the rear garden. There is a dining room with a stained and leaded bay window to the front aspect with views over the lawned garden and gravel driveway.

Stairs leading to the first-floor landing that provides an open gallery area with an original wood balustrade and natural light beaming through the stained and leaded feature window to the side aspect, four double bedrooms, and a two-piece bathroom room and a separate W.C.

To the second floor there is a landing leading to a three-piece shower room, two further double bedrooms, a study and dressing room complete this fabulous family home.

The cellars benefit from a hallway leading to a lounge area, three useful storage rooms, a workshop and a utility room which has access via stairs to the side outside area.

Features throughout the property include high ceilings, coving and picture rails, stripped and varnished floor boards, an alarm system, partial double glazing and a gas fired boiler.

£1,200,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		75
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: Leasehold 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

