

Railway Road
Urmston
M41 0YD

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

114 Railway Road
Urmston
Manchester
M41 0YD



£450,000

A SPACIOUS, LATE VICTORIAN SEMI-DETACHED PROPERTY THAT OFFERS EXCELLENT FAMILY ACCOMMODATION WITH FOUR BEDROOMS Situated in a most convenient location that's within easy reach of the facilities available within Urmston Town Centre. Double glazed windows-conservatory built on at the rear. Gas central heating system-combination boiler (2021). Off road parking facilities and a really good sized rear garden. Useful cellar area below the property. Many period features retained. Offering great potential to those buyers looking to put their own stamp on a property. Freehold. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Porch

Providing access to:

Entrance Hall

With two radiators, a double glazed window to the side and stairs leading off to the first floor rooms beneath which there's access to the cellars. Access to:

Office/Study

With shelving etc.

Lounge

With a radiator and a double glazed bay window to the front. A fitted gas fire is set within a feature surround.

Sitting Room

With a radiator and a double glazed sliding patio door into the conservatory. Open to:

Dining Room

With a 'Rayburn' cooker in situ. Built in original cupboards for storage etc. Double glazed window to the rear.

Conservatory

Built on at the rear of the house of part brick construction with double glazed units all round and with double doors to the garden.

Kitchen

With a single drainer stainless steel sink unit, cupboard space and working surfaces to incorporate an oven, hob and extractor. Double glazed windows to two elevations, plumbing for washer and door to outside. The 'Worcester' condensing gas central heating boiler is located here.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side.

Bedroom (1)

With a radiator and a double glazed bay window area to the front.

Bedroom (2)

With a radiator and a double glazed window to the rear. Built in wardrobes/storage space.

Bedroom (3)

With a radiator and a double glazed window to the rear.

Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Double glazed window to the front, tiled areas and a radiator. Over the bath shower with an anti splash screen fitted.

A STAIRCASE LEADS FROM THE FIRST FLOOR LANDING TO:

Bedroom (4)

With a double glazed window to the side and a skylight for additional natural light.

Outside

To the front of the house is a garden area and a driveway for off road parking. To the rear is a really good sized garden.

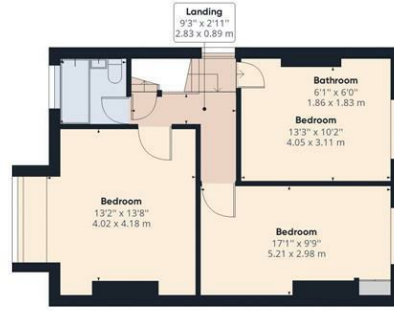
Additional Information

The tenure of the property is FREEHOLD, subject to an annual chief rent of £8. (Solicitors to confirm)





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1646.26 ft²
152.94 m²

Reduced headroom

11.83 ft²
1.10 m²

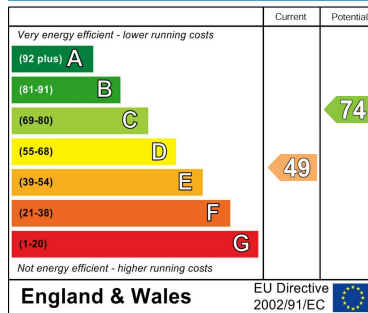
(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating



Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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