



Westbourne Road
Urmston
M41 0XQ

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

27 Westbourne Road
Urmston
Manchester
M41 0XQ



£390,000

A SUBSTANTIAL FOUR BEDROOM PERIOD GARDEN TERRACED PROPERTY THAT OFFERS SUPERB FAMILY ACCOMMODATION WITHIN EASY REACH OF THE FACILITIES AVAILABLE WITHIN URMSTON TOWN CENTRE
Offering great potential to those buyers looking to improve, update and refurbish a property to their own requirements. Two separate reception rooms plus large breakfast kitchen. Useful cellar that's ripe for upgrading. Bathroom/WC with shower. Garden forecourt and good sized garden to rear. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Must be viewed to be appreciated. No ongoing vendor chain. Virtual Tour available.

TO THE GROUND FLOOR

Entrance Hall

With a feature entrance door. Radiator. Stairs lead off to the first floor rooms.

Lounge

With a feature fire surround, inset within the chimney breast. Two radiators and a double glazed bay window to the front.

Dining Room

With a radiator and a double glazed window to the rear. Feature fire surround inset within the chimney breast.

Breakfast Kitchen

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces. Cooker point, radiator and double glazed windows to two elevations. Double glazed exit door to outside. Plumbing for a washer.

TO THE FIRST FLOOR

Landing

To:

Bedroom (1)

With a radiator and two double glazed windows to the front. Rang of fitted wardrobes with sliding doors. Ceiling fan.

Bedroom (2)

With a radiator and a double glazed window to the rear. Built in wardrobes/storage space to the alcoves either side of the chimney breast.

Bedroom (3)

With a radiator and a double glazed window to the rear. Shower cubicle currently in situ.



Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Double glazed window to the side, radiator and telephone style shower fitted over the bath.

A STAIRCASE LEADS FROM THE FIRST FLOOR LANDING TO:



Bedroom (4)

With two radiators and a double glazed window to the rear.

Outside

To the front of the house is a garden forecourt, whilst, to the rear, is a good sized garden area with rear access.

Additional Information

The tenure of the property is FREEHOLD subject to a £5 per annum rent charge.





Floor -1



Ground Floor

Approximate total area⁽¹⁾

1388.73 ft²
129.02 m²



Floor 1



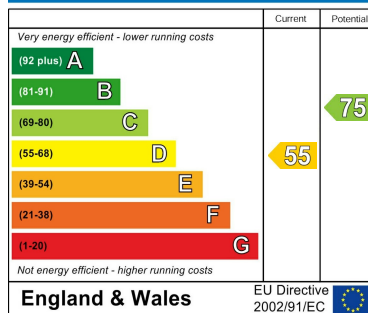
Floor 2

(1) Excluding balconies and terraces

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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