



Cumberland Road
Manchester
M41 9HS

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

20 Cumberland Road
Urmston
Manchester
M41 9HS



TO THE GROUND FLOOR

Porch

With a feature entrance door, a radiator and two double glazed windows. Laminate flooring. Double glazed double doors lead to:

Entrance Hall

With a radiator, laminate flooring and stairs leading off to the first floor rooms. Access to:

Downstairs WC

With a low level WC and wash hand basin. Double glazed window.

Dining Room

With a radiator and a double glazed bay window to the front. A coal effect fire is set within a feature fireplace.

Lounge

With two radiators and laminate flooring. There are two Velux roof windows in the extension area. Folding doors provide an outlook and access to the rear patio and garden beyond.

Breakfast Kitchen

With a single drainer sink unit with mixer tap and an excellent range of fitted base and wall cupboard units and working surfaces. Cooker point, space for appliances and laminate flooring. Two radiators, tiled areas and a double glazed sliding patio door to the rear garden. Double glazed window to the rear. Useful understairs storage pantry off. Door to:

Utility Room

With a single drainer sink unit and a good range of base and wall cupboard units and working surface. Radiator, Velux and tiled areas. Plumbing for a washer etc. Door to:

Utility Room (2)

With cupboard space and working surface. Radiator. Feature entrance door with double glazed side panel. The 'Baxi combination gas central heating boiler is located here.

TO THE FIRST FLOOR

Landing

With a sky light. Door off to all other rooms.

Bedroom (1)

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

Bedroom (2)

With a radiator and a double glazed window to the rear. Laminate flooring. Drop down double bed with fitted storage unit adjacent.

Bedroom (3)

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

En-Suite Shower Room/WC

With a walk-in shower, pedestal wash hand basin and low level WC. Tiled areas, double glazed window to the rear and a chrome ladder radiator.

Bedroom (4)

With a radiator, a double glazed window to the front and a Velux window for additional natural light.

£560,000

A SIGNIFICANTLY EXTENDED FOUR BEDROOM/TWO BATH SEMI-DETACHED PROPERTY Situated in a popular and highly regarded location that's within easy walking distance of the facilities available within Urmston Town Centre. Offering superb family accommodation. Two separate reception rooms, large kitchen/breakfast room and two utility rooms. Useful ground floor WC. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Well appointed family bathroom. Good off road parking facilities. Pleasant, enclosed rear garden with lawn, patio and storage facilities. Two separate entrance points to the front elevation. Freehold. Must be viewed to be appreciated. Virtual tour available.



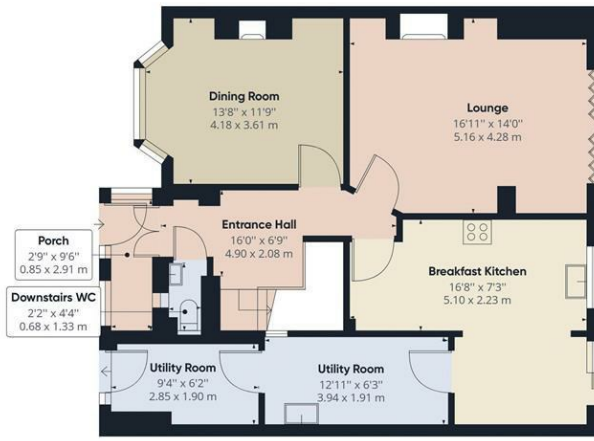
Family Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Over the bath shower with an anti splash screen fitted. Two chrome ladder radiators, tiled areas and a double glazed window to the front. Extractor fan.

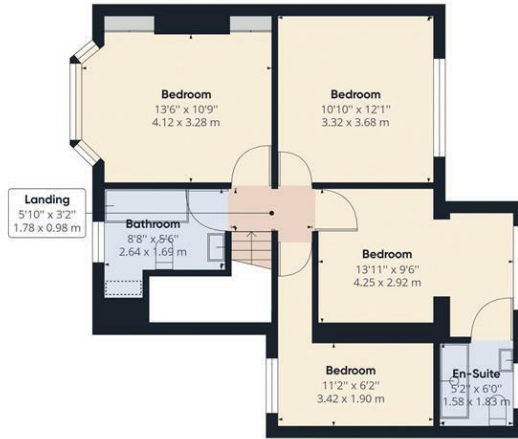
Outside

The property occupies a fully enclosed plot with off road parking facilities to the front and with a lawn, patio and storage facilities to the rear.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1466.96 ft²
136.29 m²

Reduced headroom

3.18 ft²
0.30 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

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

DIRECTIONS

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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

