



Roseneath Road  
Urmston  
M41 5AZ

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

68 Roseneath Road  
Urmston  
Trafford  
M41 5AZ



Offers Over £350,000

**\*NO ONGOING VENDOR CHAIN\***

A three double bedroom/two bathroom mid terraced property situated in a popular location within walking distance of all amenities available in Urmston Town Centre. Excellent standard of presentation throughout. Well appointed family bathroom and separate shower room. Through lounge/dining room. Useful storage cellar. Enclosed courtyard to the rear. Must be viewed to be appreciated. Virtual tour available.

## TO THE GROUND FLOOR

### Vestibule

To:

### Entrance Hall

With stairs off to the first floor rooms. Radiator. Doors off to lounge and dining rooms.

### Lounge

With a double glazed bay window to the front elevation. Radiator. Feature fireplace with surround. Laminate flooring. Open to:

### Dining Room

With a double glazed window to the rear. Radiator. Laminate flooring to match the lounge. Feature recess within the chimney breast. Open to:

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a gas hob, oven and inset sink unit. Plumbing for a washer. Cupboard off housing the combination gas central heating boiler. Double glazed window to the side elevation. Double glazed patio doors lead out to the rear courtyard. Door to cellar.

## TO THE FIRST FLOOR

### Landing

With all first floor rooms off. Stairs off to the second floor.

### Bedroom (1)

With two double glazed windows to the front elevation. Radiator.

### Bedroom (2)

With a double glazed window to the rear. Radiator.



### **Family Bathroom**

With a double glazed window to the rear. Bath with clawed feet with mixer shower attachment over. Low level WC, pedestal wash hand basin and walk-in shower enclosure. Tiled areas. Period style radiator.



### **Shower Room**

With a low level WC, wash hand basin and walk-in shower enclosure with electric shower. Tiled areas. Double glazed window to the side.

### **TO THE SECOND FLOOR**

### **Bedroom (3)**

With two Velux windows and a further double glazed window to the rear. Radiator.



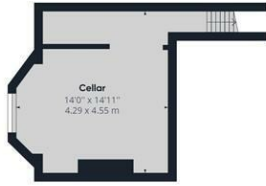
### **Outside**

To the front is a walled garden whilst to the rear is an enclosed courtyard with rear access gate.

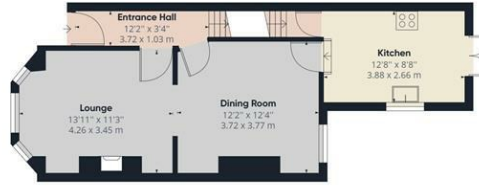
### **Additional Information**

The tenure of the property is FREEHOLD.





Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



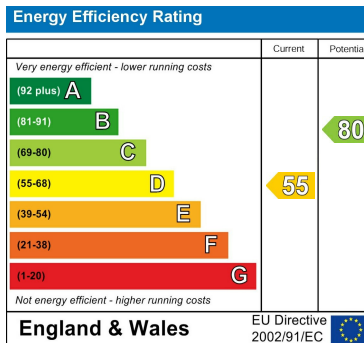
Floor 2 Building 1

Approximate total area<sup>(1)</sup>  
1301.83 ft<sup>2</sup>  
120.94 m<sup>2</sup>

(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



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](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)

