



Church Road
Urmston
M41 9DB

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

68 Church Road
Urmston
M41 9DB



£635,000

A FIVE DOUBLE BEDROOM/TWO BATHROOM VICTORIAN TERRACED PROPERTY WITH OFF ROAD PARKING, CELLARS AND ACCOMMODATION ARRANGED OVER FOUR FLOORS Ideally positioned within easy access to the facilities available within Urmston Town Centre. Since our clients purchase, the property has been sympathetically enhanced to provide contemporary living spaces whilst retaining many period features. Superb open plan kitchen/dining/living space of over 300 sq ft with Neff integrated appliances, underfloor heating and glass room off providing in/out space to the rear. Excellent standard of presentation throughout with quality fittings. Superb range of cellars providing utility and workshop/storage space. Two well appointed bathrooms. Enclosed rear garden with garden bar and pergola. Gated off road parking accessed off Wendover Road. Freehold. 2469 sq ft. Must be viewed to be appreciated. Freehold. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

With Victorian style tiling. To:

Entrance Hall

A spacious entrance hall with period features, radiator and stairs leading off to first floor rooms. Karndean flooring. Door off to:

Cellars

The cellars have been upgraded to now provide dry storage and utility chambers. Cupboard off where the service meters are located. Working surfaces and plumbing for a washer. Spot lighting. Double glazed window to the front in chamber one.

Lounge

With a double glazed bay window to the front with fitted plantation shutters. Feature vertical radiator. Laminate flooring to match the dining room. Gas fire set within a feature fireplace and surround. Picture rail and period style moulding. Double doors enable this room to be separate from the dining room or utilised as a through lounge/dining room.

Dining Room

With a feature vertical radiator and decorative period fireplace. Laminate flooring. Open to:

Open Plan Kitchen/Dining

A fantastic open plan kitchen/dining room providing a superb kitchen/dining/living space of generous proportions. Excellent range of base and wall cupboard units and quartz working surfaces incorporating a one and a half bowl inset stainless steel sink unit with mixer tap. Integrated appliances comprise Neff dishwasher, fridge/freezer and microwave. Rangemaster cooker with extractor above. Breakfast bar facility. Wine cooler to remain in situ. Undercounter lighting. Tiled floor with underfloor heating. Three Velux windows with remote controlled rain sensors. Ceiling inset speakers. Double glazed window to the rear and bi-fold doors lead into glass room. No expense has been spared by our clients in creating a superb entertaining/dining space of over 300 sq ft.

Glass Room

Built on at the rear of glass construction sitting on composite decking. Power and lighting. Sliding doors lead out to further decking and garden beyond.

TO THE FIRST FLOOR

Landing

To:

Bedroom (1)

With three windows to the front elevation providing excellent natural light. Radiator. Range of fitted wardrobes and storage space. Laminate flooring. Ceiling rose and coving.



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Bedroom (2)

With a double glazed window to the rear. Radiator. Fitted wardrobe to alcove.

Bedroom (3)

With a double glazed window to the rear. Laminate flooring. Radiator. Fitted wardrobe to alcove.

Bathroom

With contemporary Victorian style suite comprising panelled bath, low level WC and pedestal wash hand basin. Shower over the bath with an anti splash screen fitted. Tiled areas. Feature radiator. Double glazed window to side. Extractor. Tiled flooring.

TO THE SECOND FLOOR

Landing (2)

With a Velux window. Half-landing and storage off.





Bedroom (4)

With a double glazed window to the rear. Radiator. Loft access point.

Shower Room

A well appointed shower room with contemporary tiling, walk-in shower, low level WC and pedestal wash hand basin. Triton electric shower installed. Chrome ladder radiator. Extractor fan. Spotlighting. Double glazed window to the side.

Bedroom (5)

With two large Velux windows to either side of the room and an excellent range of fitted wardrobes. Laminate flooring. Radiator. Spotlighting.

Outside

To the front of the property is an enclosed garden. To the rear is an enclosed garden with paved patio. At the rear of the garden is a garden bar with pergola making this garden ideal for BBQs etc.

Accessed off Wendover Road there is a gated off road parking facility. (Please see virtual tour)

Additional Information

The tenure of the property is FREEHOLD.





68 Church Road, Urmston, M41 9DB





Floor -1



Ground Floor



Floor 1



Floor 2

Approximate total area[®]

2469.33 ft²
229.41 m²

Reduced headroom

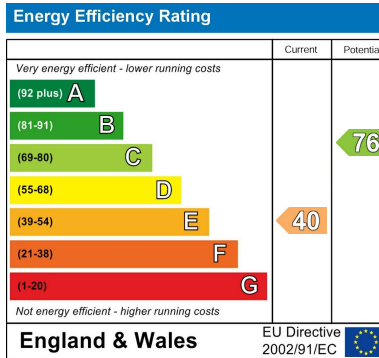
11.7 ft²
1.09 m²

(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



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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