



Queens Road
Urmston
M41 9HA

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

44 Queens Road
Urmston
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Offers In The Region Of £665 000

AN ORIGINAL 1930'S FOUR BEDROOM DETACHED PROPERTY SITUATED IN ONE OF THE AREA'S MOST SOUGHT AFTER LOCATIONS Within easy reach of the facilities available within Urmston Town Centre and Urmston Meadows. Providing well presented family accommodation - approx 1641 sq ft. Offering potential for extension, subject to any planning consents required. Two separate reception rooms, downstairs WC, breakfast kitchen and large conservatory. Gas central heating system-combination boiler. To the first floor are four double bedrooms and a family bathroom. Occupying a good sized corner plot with a delightful enclosed rear garden. Must be viewed to be appreciated. Leasehold.

TO THE GROUND FLOOR

Porch

With a quarry tiled floor. To:

Entrance Hall

With stairs off to the first floor rooms. Radiator. Wood flooring. Door off to:

Downstairs WC

With a low level WC and corner wash hand basin.

Lounge

With a double glazed bay window to the front elevation. Radiator. Two further double glazed windows to the side. Wood flooring. Gas fire set within a feature fireplace and surround. Currently utilised by the vendors as a home office.

Sitting Room

A light and spacious reception room with an 'Inglenook' featuring four double glazed windows to the side elevation. Wood flooring. Radiator. Double glazed windows to the rear. Beamed ceiling. Feature fireplace with surround. Plate rack for display.

Breakfast Kitchen

With a range of base and wall cupboard units and working surfaces incorporating an inset stainless steel sink unit. Range cooker with extractor above. Under counter lighting. Space for fridge/freezer. Plumbing for a washer. Integrated dishwasher. Double glazed double doors lead into:

Conservatory

Built on at the rear of part brick construction with double glazed units all round and door into the garden. Two electric radiators.



Garage

With an electrically operated roller garage door. Double glazed door and window to the side elevation. Wall mounted 'Worcester' combination gas central heating boiler.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Excellent range of fitted wardrobes.





Bedroom (2)

With a double glazed window to the rear elevation. Radiator. Excellent range of fitted wardrobes.

Bedroom (3)

With a double glazed window to the rear elevation. Radiator. Storage area off.

Bedroom (4)

With a double glazed window to the front. Eaves storage off. Radiator.

Family Bathroom

With a four piece white suite comprising panelled bath, pedestal wash hand basin, bidet and low level WC. Shower over the bath with a rail and curtain fitted. Two double glazed windows to the rear elevation. Tiled areas.



Outside

To the front of the property are excellent off road parking facilities on a block paved driveway.

To the rear is a spacious fully enclosed garden with a westerly aspect. Lawn and patio areas.



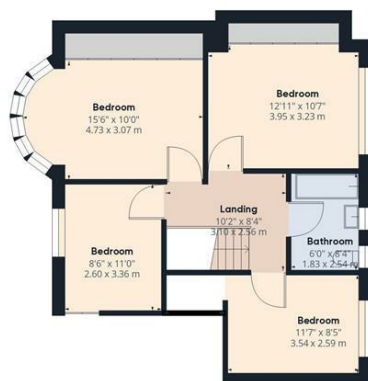


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1640.81 ft²
152.44 m²

Reduced headroom

2.41 ft²
0.22 m²

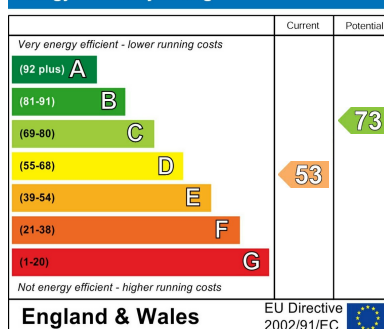
(1) Excluding balconies and terraces

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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