



Westbourne Road  
Urmston  
M41 0XQ

Offers Over £525,000

PAUL BIRTLES



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66 Westbourne Road  
Urmston  
Manchester  
M41 0XQ

## TO THE GROUND FLOOR

### Storm Porch

With replacement double glazed units comprising double doors and side panels. Part brick construction with a quarry tiled floor. Feature door with leaded lights and stained glass inserts to:

### Entrance Hall

With a radiator and stairs leading off to the first floor rooms. Useful cloaks cupboard off and access to:

### Downstairs WC

With a low level WC and wash hand basin. Tiled areas and double glazed window to the side.

### Front Lounge

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

### Rear Sitting Room

With a log burner inset within the chimney breast. Double glazed door out to the rear garden within the bay area. Radiator and further double glazed window to the side.

### Dining Kitchen

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Space for appliances with plumbing for a washer provided. Tiled areas, two radiators and the wall mounted combination gas central heating boiler. There are double glazed windows to three elevations along with a double glazed exit door to the gardens.

## TO THE FIRST FLOOR

### Landing

With a feature window to the side with leaded lights and

stained glass inserts. Loft access point. The loft is boarded for storage. Storage cupboard.

### Bedroom (1)

With a radiator and a double glazed bay window to the front.

### Bedroom (2)

With a radiator and a double glazed window to the rear. Wardrobe facilities.

### Bedroom (3)

With a radiator and a double glazed window to the front. Range of fitted wardrobes and storage cupboards.

### Bathroom

With a white suite comprising panelled bath and pedestal wash hand basin. Over the bath shower with an anti-splash screen fitted. Double glazed window to the rear. Radiator, tiled areas and a linen cupboard. Timber panelled ceiling.

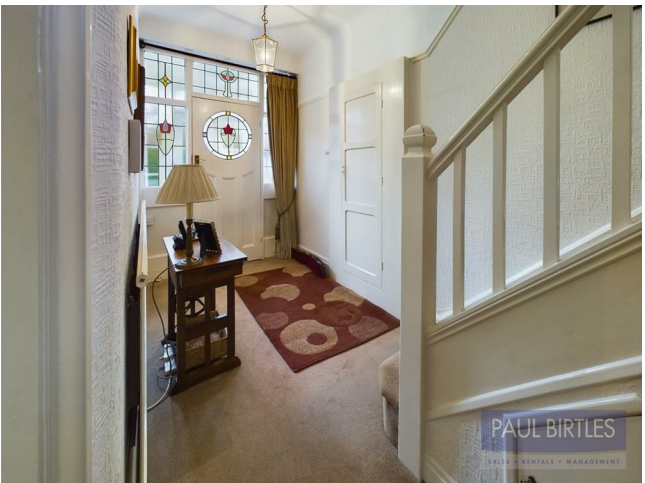
### Separate WC

With a low level WC, double glazed window to the side and tiled areas.

### Outside

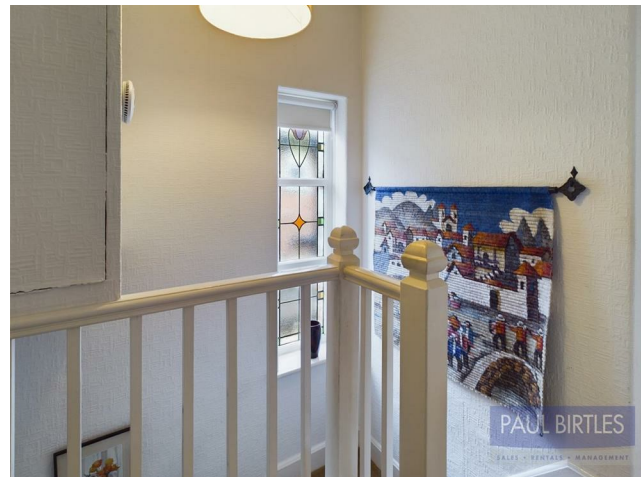
To the front of the house is a pleasant garden area and a driveway for off road parking. This continues to the side of the house giving access to a DETACHED BRICK GARAGE. To the rear is a large, well screened and extremely private garden with lawned areas, patio section etc.

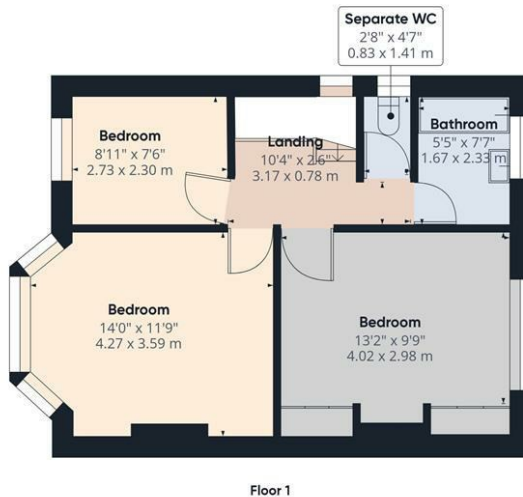
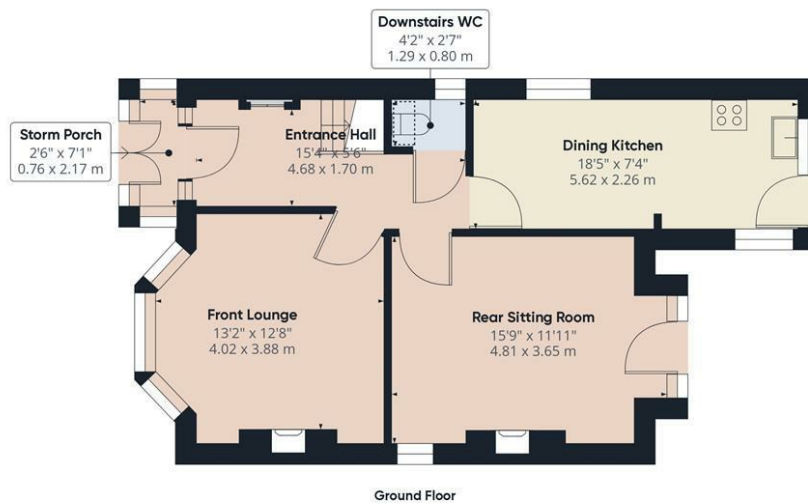






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**Approximate total area<sup>(1)</sup>**

1075.05 ft<sup>2</sup>  
99.88 m<sup>2</sup>

**Reduced headroom**

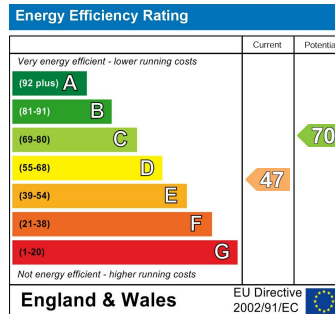
3.25 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(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.

GIRAFFE 360



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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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