



PAUL BIRTLES  
SALES • RENTALS • MANAGEMENT



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Urmston  
M41 5AH

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21 Wycliffe Road  
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Manchester  
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## Offers Over £500,000

\*A TOWN CENTRE VICTORIAN THREE DOUBLE BEDROOM/TWO BATHROOM MID TERRACED PROPERTY WITHIN EASY REACH OF ALL AMENITIES AVAILABLE WITHIN URMSTON TOWN CENTRE\* Adjacent to Urmston Grammar, Urmston Primary & English Martyr's schools. Presented in immaculate condition throughout with accommodation of approx 1605 sq ft arranged over four floors. Two separate reception rooms at ground floor level. Converted cellars providing additional living/work space. The second floor has recently had the addition of a dormer to provide a spacious suite incorporating an en-suite shower room. Delightful enclosed rear garden with a westerly aspect. Many period features retained. Must be viewed to be appreciated. Freehold. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

With a feature entrance door with leaded lights and stained glass inserts. Radiator with a decorative cover. Stairs lead off to the first floor rooms. Wood laminate flooring.

### Lounge

With double glazed sash bay windows to the front with fitted plantation shutters. Feature fireplace with surround. Fitted cupboard in the alcove. Two radiators. Wood laminate flooring.

### Dining Room

With a double glazed window to the rear. Two radiators. Feature fireplace with multi-fuel burner. Fitted storage and shelving to alcoves either side of the chimney breast. Wood laminate flooring.

### Kitchen

With a range of base and wall cupboard units with working surfaces incorporating a one and a half bowl ceramic sink unit with mixer tap. Undercounter lighting. Smeg range cooker. Exposed brick chimney breast creating a feature of this room. Vertical radiator. Double glazed window to the side and exit door out to the rear patio and garden beyond. Integrated dishwasher and undercounter fridge. Laminate flooring. Door off to:

## CELLARS

### Dining/Utility Room

A superb converted cellar providing flexible usage with working surfaces incorporating an inset sink unit with mixer tap and tiled splashbacks. Plumbing for a washer/dryer. Space for fridge/freezer. Double glazed window to the rear. There is a large storage cupboard off.

### Home Office/Study/Music Room

Currently utilised by our clients as a music room/studio but suitable for a variety of uses (study/cinema room/home office etc). Double glazed window to the front.

## TO THE FIRST FLOOR

### Landing

With stairs off to the second floor. Storage cupboard off housing the 'Glow-Worm' combination gas central heating boiler and providing excellent storage/airing cupboard space.

### Bedroom (1)

With a double glazed bay window to the front and further double glazed window, both with fitted shutters. Two radiators. Excellent range of fitted wardrobes/dressing table facility.



### **Bedroom (2)**

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

### **Family Bathroom**

A spacious bathroom with panelled bath, Duravit pedestal wash hand basin and low level WC. Tiled areas. Double glazed window to the side. Spotlighting. Victorian style radiator and further chrome heated towel rail. A shower is installed over the bath with an anti-splash screen fitted.

### **TO THE SECOND FLOOR**

#### **Landing**

With eaves storage and roof window to provide ample natural light.

#### **Bedroom (3)**

With a double glazed bay window to the front and double glazed window to the rear. Laminate flooring. Vertical radiator and further radiator.







### En-Suite Shower Room

A recently installed shower room with walk-in shower enclosure with rainfall shower and further attachment, a low level WC and counter top sink unit with storage below. LED mirror. Tiled areas. Double glazed window to the rear. Spotlighting. Extractor fan.

### Outside

To the front of the property is an enclosed forecourt. To the rear is an enclosed garden with a westerly aspect. Indian stone patio and lawned areas with a rear access gate.





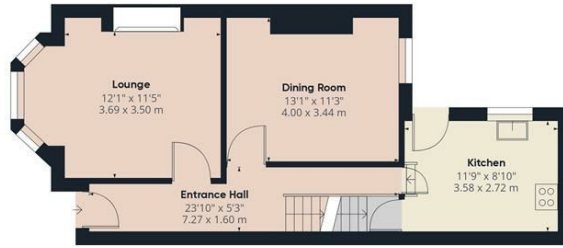


**21 Wycliffe Road, Urmston, Manchester, M41 5AH**





Ground Floor



Floor 1



Floor 2



Floor 3

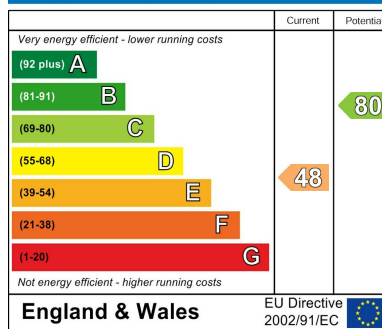
Approximate total area<sup>®</sup>  
1604.49 ft<sup>2</sup>  
149.06 m<sup>2</sup>

(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

**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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