

Victoria Road  
Urmston  
M41 5BZ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



1 Victoria Road  
Urmston  
Manchester  
M41 5BZ



Offers In The Region Of  
£675,000

\*A FIVE DOUBLE BEDROOM PERIOD SEMI-DETACHED PROPERTY OCCUPYING A SUBSTANTIAL CORNER PLOT\* Positioned within easy walking distance to all the amenities available within Urmston Town Centre. Extensive family accommodation of approx 2395 sq ft arranged over four floors. Two separate reception rooms plus breakfast kitchen. Useful downstairs WC/utility. Fantastic range of cellars providing opportunity for further upgrade/conversion. Family bathroom and second floor shower room. Gas central heating system-combination boiler. Full of charm and character throughout. Excellent off road parking facilities. Gardens to front, side and rear. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Porch

With a quarry tiled floor.

### Entrance Hall

Stairs lead off to the first floor rooms beneath which there is access to the cellars. Exposed floorboards.

### Lounge

With double glazed sash windows in the bay. Three radiators. Exposed floorboards. Open fire set within a feature fireplace and surround. USB socket.

### Dining Room

With two double glazed sash windows to the front elevation. Exposed floorboards. Built in storage and shelving in the alcoves. To:

### Breakfast Kitchen

With an excellent range of base and wall cupboard units and Quartz working surfaces incorporating a double drainer Belfast sink with mixer tap. Breakfast bar facility. Undercounter lighting. Integrated dishwasher. Rangemaster range cooker in situ with extractor above. Space for fridge/freezer. Radiator. Double glazed sash window to the rear. Exposed floorboards.

### Downstairs WC/Utility

With a low level WC. Wall hung circular wash hand basin. Double glazed sash window to the rear. Storage cupboards. Exposed floorboards.

### Rear Porch

Giving covered access to outside.

### Cellars

Beneath the property are an excellent range of cellars offering great potential for further upgrade. They are currently utilised for storage. There is a utility room with plumbing for a washer and one chamber houses the Worcester combination gas central heating boiler.

## TO THE FIRST FLOOR

### Landing

With a beautiful stained glass window with leaded lights and stained glass inserts on the stairs. Stairs lead off to the second floor.



**Bedroom (1)**

With two double glazed sash windows to the side elevation. Radiator.

**Bedroom (2)**

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

**Bedroom (3)**

With a double glazed sash window to the rear. Radiator. Fitted wardrobes with dressing table facility.







## **Bathroom**

With a white suite comprising panelled bath, wash hand basin with storage space below and a low level WC. Separate, walk-in shower compartment with an electric shower. Sash window to the front elevation. Tiled areas. Chrome ladder radiator. Spotlighting.

## **STAIRS LEAD FROM THE FIRST FLOOR LANDING TO:**

### **Second Floor Landing**

With a feature stained glass window on the stairs.

### **Bedroom (4)**

With a double glazed sash window to the front elevation. Radiator. Exposed floorboards. Excellent range of fitted wardrobes and storage space.

### **Bedroom (5)**

With a double glazed sash window to the side elevation. Radiator. Exposed floorboards.

### **Shower Room**

With a walk-in shower enclosure with 'Triton' electric shower. Pedestal wash hand basin and low level WC. Double glazed window. Chrome ladder radiator. Tiled areas.

### **Outside**

The property occupies an enclosed plot on the corner of Flixton Road and Victoria Road. The grounds incorporate pleasant, lawned garden and paved patio areas and there are extensive off road parking facilities on a block paved driveway with an electronically operated gate from Flixton Road. The garage has an up and over door and has been upgraded by the sellers to be utilised as a home music studio/garden room/storage with spotlighting.

### **Additional Information**

The tenure of the property is FREEHOLD.

The property benefits from solar panels providing an electricity rebate of approx £600 per annum.







**1 Victoria Road, Urmston, Manchester, M41 5BZ**



**Floor -1 Building 1**

**Ground Floor Building 1**

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

---

**Floor 1 Building 1**

**Floor 2 Building 1**

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

2568.32 ft<sup>2</sup>  
238.61 m<sup>2</sup>

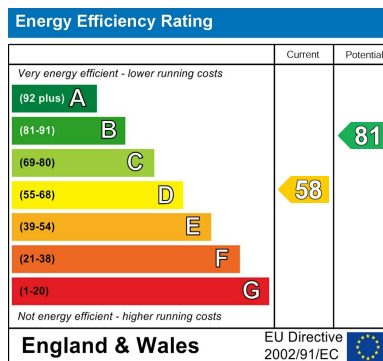
---

**Ground Floor Building 2**

(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)

