



Gilpin Road
Urmston
M41 9NE

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

22 Gilpin Road
Urmston
Manchester
M41 9NE



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£475,000

A THREE BEDROOM DETACHED PROPERTY THAT'S PRESENTED TO AN IMMACULATE SPECIFICATION, HAVING BEEN COMPREHENSIVELY UPDATED BY OUR CLIENTS WITHIN THE LAST TWO YEARS Situated in a popular and highly regarded location that's convenient for local amenities. Lounge, fitted kitchen and dining room. Well appointed bathroom with shower. Gas central heating system – combination boiler. Double glazed windows and exterior doors. Off-road parking facilities. Delightful, good sized rear garden. Detached garage for storage/workshop. Must be viewed to be appreciated. Freehold.

TO THE GROUND FLOOR

Entrance Hall

With a feature double glazed entrance door and side panels. Stairs lead off to the first floor rooms. Laminate flooring, feature radiator and storage cupboard off.

Lounge

With a feature radiator and a double glazed bay window to the front. Laminate flooring. Most attractive feature fireplace.

Kitchen

With a single drainer sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces with integrated appliances comprising oven, hob, extractor, dryer, fridge, and freezer. Laminate flooring, double glazed bay window to the side and an understairs storage area off where the combination gas central heating boiler is located. Exit door to the garden. Plumbing for automatic washing machine. Opening to:

Dining Room

With laminate flooring, a radiator and double glazed units all round and with double doors to the garden.

TO THE FIRST FLOOR

Landing

With a loft access point and a double glazed window to the side.

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.

Bedroom (3)

With a radiator and a double glazed window to the front. Fitted wardrobe.

Bathroom

With a white suite comprising walk-in shower, pedestal wash hand basin and low level WC. Double glazed window to the side, tiled areas and an extractor fan. Chrome ladder radiator.

Outside

The property enjoys delightful gardens to the front and rear that incorporate off-road parking facilities, and a detached garage for storage/ workshop. The rear garden offers a good degree of privacy.



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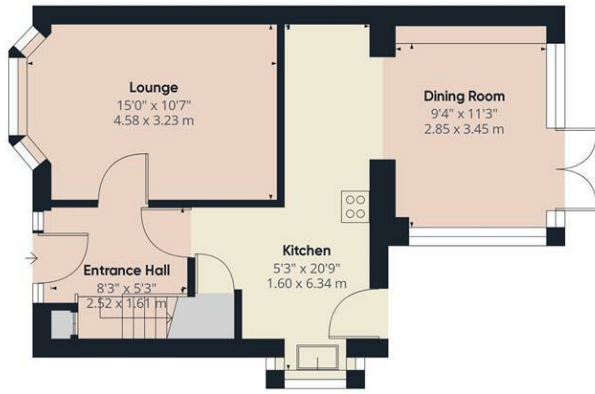
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Ground Floor Building 1



Floor 1 Building 1



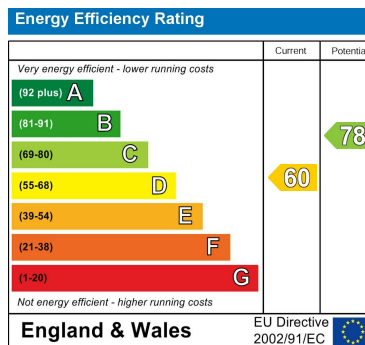
Ground Floor Building 2

Approximate total area⁽¹⁾
991.67 ft²
92.13 m²

(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.

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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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