



Cross Street
Manchester
M41 9EE

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

26 Cross Street
Urmston
Manchester
M41 9EE



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£289,950

A SUPERBLY PRESENTED TWO BEDROOM MID TERRACED PROPERTY SITUATED IN A POPULAR AND CONVENIENT LOCATION WITHIN EASY REACH OF THE FACILITIES AVAILABLE WITHIN URMSTON TOWN CENTRE
Refurbished by our clients in recent years. Delightful front lounge with cast iron feature fireplace. Open plan kitchen/diner with patio doors leading out to the rear garden with a southerly aspect. Well appointed bathroom with period style fittings. Useful loft storage. Good sized enclosed rear garden. Must be viewed to be appreciated. Freehold. Virtual Tour Available.

TO THE GROUND FLOOR

Lounge

With a double glazed window to the front. Wood flooring. Period style radiator. Cast iron feature fireplace set within the chimney breast. Wall light points. Built in meter/storage cupboards.

Open Plan Kitchen/Diner

A superb open plan kitchen/diner with an excellent range of base and wall cupboard units and working surfaces incorporating a 'Belfast' sink with mixer tap. Contemporary Metro tiled splashbacks. Integrated appliances comprise dishwasher, washing machine and fridge/freezer. Cupboard off housing the combination gas central heating boiler. Rangemaster cooker in situ within a feature recess within the chimney breast with extractor and wooden mantel. Laminate flooring. Period style radiator. Useful understairs storage. Double glazed window to the rear and double glazed patio doors lead out to the rear patio and garden beyond ensuring this room has ample natural light.

TO THE FIRST FLOOR

Landing

With spotlighting, period style radiator and loft access point.

Loft Storage

Accessed via a drop down ladder. The loft is boarded for storage with power and light laid on.

Bedroom (1)

With a double glazed window to the front. Period style radiator.

Bedroom (2)

With a double glazed window to the rear. Feature ladder radiator.

Bathroom

A superbly appointed bathroom with a suite comprising 'P' shaped bath, low level WC, wall hung vanity sink unit with storage below. Shower installed over the bath with period style fittings with an anti splash screen fitted. Double glazed window to the rear. Contemporary Metro tiling to walls and Victorian style floor tiling. Spotlighting and feature exposed wooden beam.

Outside

The property benefits from a really good sized enclosed rear garden with a southerly aspect. Brick block paved patio and lawned areas.

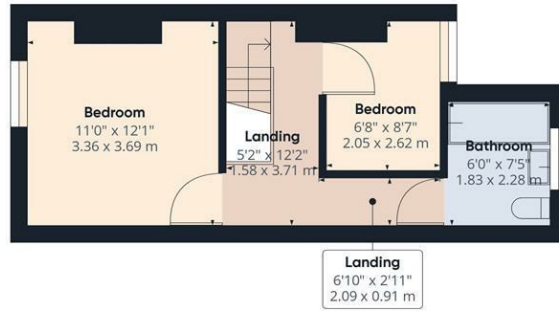
Additional Information

The tenure of the property is FREEHOLD.

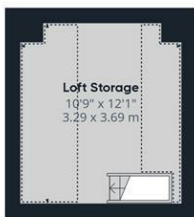




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

735.51 ft²
68.33 m²

Reduced headroom

72.03 ft²
6.69 m²

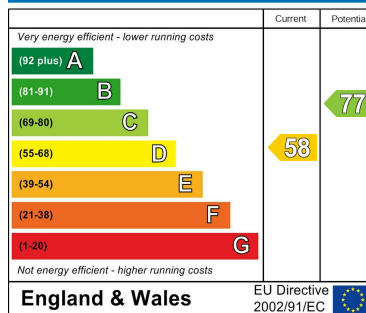
(1) Excluding balconies and terraces

☒ 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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