



Cumberland Road
Urmston
M41 9HQ

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

100 Cumberland Road
Urmston
Manchester
M41 9HQ



Offers In The Region Of £380 000

OFFERING GREAT POTENTIAL FOR EXTENSION AND/OR LOFT CONVERSION, SUBJECT TO ANY PLANNING CONSENTS NECESSARY Situated in a highly regarded and much sought-after location.

Conveniently situated for access to the facilities available within Urmston town centre.

A spacious, extended three bedroom semidetached property, built circa 1955. Gas central heating system and double glazing. Useful downstairs WC. Two separate reception rooms. Shower room and separate WC. Garden areas to the front, side and rear. Off-road parking plus detached garage. No ongoing vendor chain. Must be viewed to be appreciated. Leasehold for the residue of 999 years from 9/9/1955. Virtual Tour available.

TO THE GROUND FLOOR

Porch

Built on at the front of the house of part brick construction. Feature double glazed entrance door with adjacent side windows. A UPVC double glazed door leads to:

Entrance Hall

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

Downstairs WC

With a low level WC, a radiator and an extractor fan.

Dining Room

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

Lounge

With a coal effect fire set within a feature fireplace. Radiator and double glazed window to the rear.

Breakfast Kitchen

With a single drainer sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Radiator, double glazed window to the rear and tiled areas. Integrated fridge and freezer and washing machine. Door to:

Rear Porch

With a UPVC double glazed door to outside.

TO THE FIRST FLOOR

Landing

With a radiator and double glazed windows to the front and side. Loft access point.

Bedroom (1)

With a radiator and a double glaze bay window to the front. Range of fitted wardrobes and storage space.

Bedroom (2)

With a radiator and a double glazed bay window to the rear. Range of fitted wardrobes and storage space.

Bedroom (3)

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

Bathroom

With a walk-in shower compartment, pedestal wash hand basin and a chrome ladder radiator. Double glazed window to the side, tiled areas and built in linen cupboard.

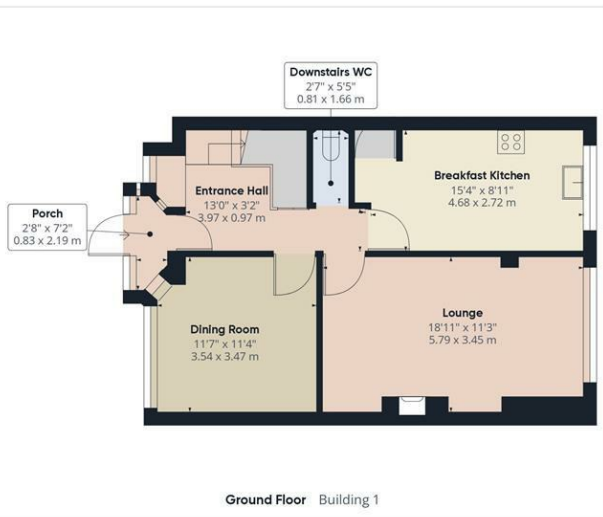
Separate WC

With a low level WC. Double glazed window to the front.

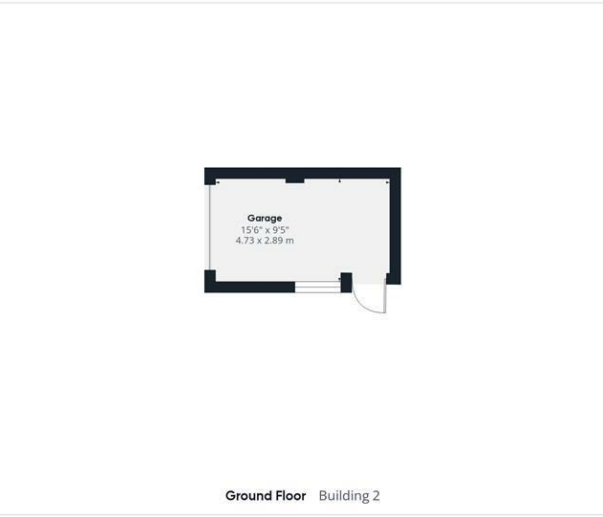
Outside

Garden areas to the front, side and rear. Driveway for off road parking and detached garage.





Approximate total area
1215.96 ft²
112.97 m²

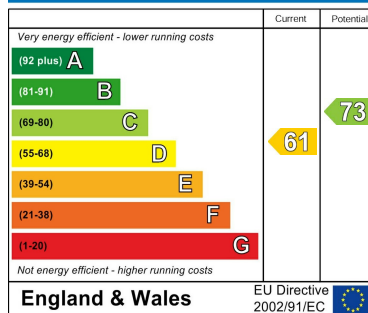


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

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

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

