



Delamere Road
Urmston
M41 5QL

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

48 Delamere Road
Urmston
Manchester
M41 5QL



£675,000

A SPACIOUS FIVE BEDROOM VICTORIAN SEMI-DETACHED PROPERTY WITH AN EXTREMELY LARGE REAR GARDEN THAT RUNS ALL THE WAY THROUGH TO TREVOR ROAD WHERE THERE'S A GARAGE AND PARKING FACILITY FOR TWO/THREE CARS Two separate reception rooms plus a large fitted kitchen extension. Bathrooms on both the first and second floor levels. Gas central heating system combination boiler. Double glazed windows and exterior doors. Useful basement beneath the property. Situated immediately adjacent to Flixton Junior School. Convenient for local amenities. Easy access to the national motorway network. Freehold. Must be viewed to be appreciated. Virtual Tour Available. Approx 1955 sq ft.

TO THE GROUND FLOOR

Porch

with a feature entrance door and side panels.

Entrance Hall

With a radiator with decorative cover and a feature entrance door. Double glazed window to the side. Stairs lead off to the first floor rooms beneath which there's access to the basement.

Lounge

With a multi-fuel burner set within a recess within the chimney breast. Radiator and double glazed bay window to the front.

Dining/Sitting Room

With two radiators and a double glazed window to the side. Folding doors to:

Extended Kitchen

with a single drainer sink unit with a period style mixer tap and a superb range of base and wall cupboard units and working surfaces with a range style cooker in situ.

Tiled areas, double glazed window to the rear and double glazed double doors with side panels out to the garden. There are two feature radiators and integrated appliances comprise fridge freezer, microwave and dishwasher. There's a central island unit and a fitted seating area.

TO THE FIRST FLOOR

Landing

With a radiator with a decorative cover and a double glazed window to the side. Stairs lead off to the second floor rooms.

Bedroom (1)

With a radiator and a double glazed 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.

Bathroom (Shower only at present)

With a walk-in shower, wash hand basin and low level WC. Tiled decor, double glazed window to the rear and a chrome ladder radiator.

A STAIRCASE LEADS FROM THE FIRST FLOOR LANDING TO:

Second Floor

Second Floor Landing

With a double glazed window to the side.

Bedroom (4)

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

Bedroom (5)

With a radiator and a double glazed window to the rear.

Bathroom

With a white suite comprising spa bath, wash hand basin with storage below and a low level WC. Tile decor, double glazed skylight and a chrome ladder radiator. Shower attachment over the bath.



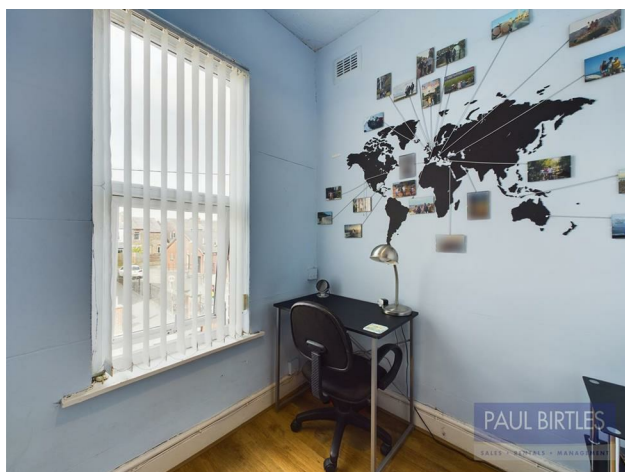
Outside

to the front of the house is a forecourt area with artificial grass. To the rear is a really large garden that incorporates an artificial lawn area, patio sections and a water feature. The garden runs all the way through to Trevor Road where there's a detached concrete sectional garage with an up and over door and a driveway for two / three cars.

Additional Information

There's a useful basement beneath the property, one chamber of which provides a useful utility area with plumbing for an automatic washing machine. The central heating boiler is located in the other chamber.







48 Delamere Road, Urmston, Manchester, M41 5QL





Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area[®]

1955.1 ft²
181.64 m²

Reduced headroom

1.49 ft²
0.14 m²

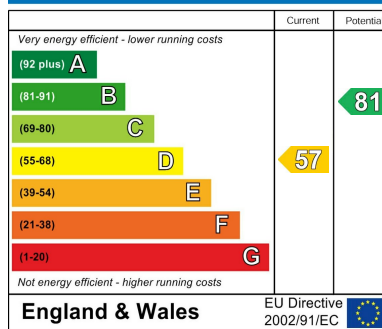
(1) Excluding balconies and terraces.

☒ 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.

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

