Delamere Road

Urmston

M41 5QL

PAUL BIRTLES

SALES · RENTALS · MANAGEMENT

48 Delamere Road
Urmston
Manchester
M41 5QL

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£675,000

A SPACIOUS FIVE BEDROOM VICTORIAN SEMI-DETACHED PROPERTY TIWH 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.
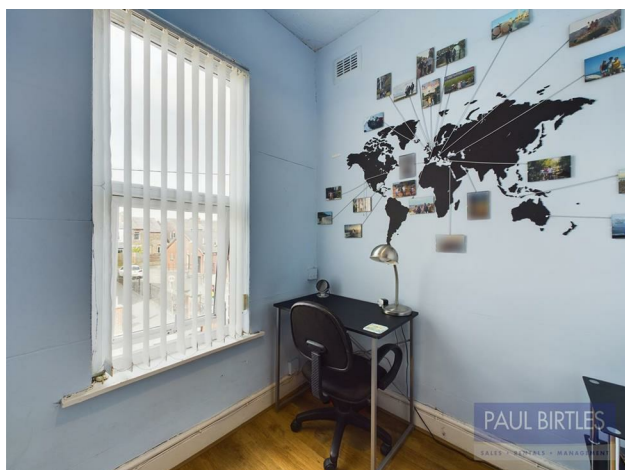
Outside

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.
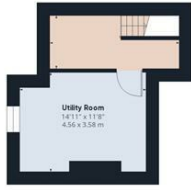
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Ground Floor

Floor 1

Utility Room
14'11" x 11'8"
4.56 x 3.58 m

Porch
2'7" x 8'8"
0.81 x 2.66 m

Entrance Hall
15'11" x 6'10"
4.86 x 2.10 m

Lounge
14'11" x 11'11"
4.55 x 3.65 m

Dining/Sitting Room
13'5" x 19'3"
4.10 x 5.88 m

Extended Kitchen
15'4" x 18'1"
4.69 x 5.51 m

Approximate total area[1]
1955.1 ft²
181.64 m²

Reduced headroom
1.49 ft²
0.14 m²

Floor 2

Bedroom
6'5" x 6'9"
1.96 x 2.08 m

Landing
12'6" x 6'10"
3.83 x 2.09 m

Bathroom
6'0" x 6'10"
1.85 x 2.10 m

Bedroom
15'0" x 11'11"
4.59 x 3.65 m

Bedroom
13'6" x 12'0"
4.12 x 3.66 m

Floor 3

Landing
13'8" x 6'8"
4.17 x 2.05 m

Bathroom
6'2" x 6'8"
1.89 x 2.05 m

Bedroom
9'10" x 11'11"
3.02 x 3.63 m

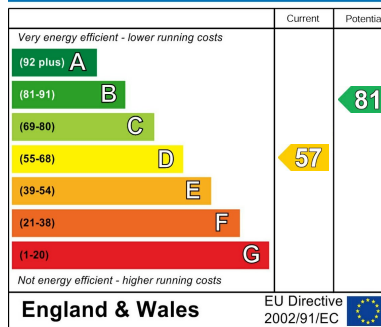Bedroom
10'0" x 11'11"
3.05 x 3.64 m

(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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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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