



Railway Road  
Manchester  
M41 0XT

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

78 Railway Road  
Urmston  
Manchester  
M41 0XT



## Offers Over £325,000

\*A STUNNING TWO DOUBLE BEDROOM MID-TERRACED PROPERTY THAT BENEFITS FROM A SKILFULLY EXECUTED BASEMENT CONVERSION\* Occupying a popular and highly regarded location that's within easy reach of the facilities available within Urmston Town Centre. Beautifully appointed bathroom with period style suite and a walk-in shower. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Engineered oak flooring throughout the ground floor. Lounge plus dining room open to a fitted kitchen with integrated appliances. Enclosed forecourt and courtyard to the rear. Freehold. Must be viewed internally to be fully appreciated. Literally drop your bags and move in. No ongoing vendor chain. Virtual tour available.

## TO THE GROUND FLOOR

### Entrance hallway

With a feature entrance door and a radiator with a decorative cover. Stairs lead off to the first floor rooms.

### Lounge

With a radiator and a double glazed bay window to the front. Decorative, period style fireplace with tiled inserts. Fitted meter cupboards.

### Dining Room

With a radiator and a double glazed window to the rear. Decorative, period style fireplace with tiled inserts. Access off to the basement and opening to the kitchen.

### Kitchen

With a single drainer sink unit with period style mixer tap and a superb range of base and wall cupboard units and working surfaces to incorporate an oven, hob and extractor. Double glazed window and exit door to the side. Integrated fridge/freezer and dishwasher

## TO THE FIRST FLOOR

### Landing

With a loft access point. The loft is accessed via a drop-down ladder and is ideal for storage with floor boarding, and two Velux windows.

### Bedroom (1)

With a radiator and two double glazed windows to the front elevation. Decorative, period style fireplace.

### Bedroom (2)

With a radiator and a double glazed window to the rear. Decorative, period style fireplace.

### Bathroom

A beautifully appointed bathroom with a white suite comprising freestanding bath with clawed feet, pedestal wash hand basin and low level WC. Separate, walk-in shower compartment and attractive tiling to complement the suite. Feature radiator/towel rail. Double glazed window to the side, extractor fan and a cupboard housing the combination gas central heating boiler. Telephone style shower is installed over the bath and under floor heating.

### Outside

To the front of the property is a forecourt area whilst, to the rear, is an enclosed courtyard with a rear access gate.

### Additional Information

The property benefits from a basement conversion with a double glazed window providing natural light and ventilation. There's a radiator, plumbing for an automatic washing machine and space for appliances. The basement is an ideal sitting room/office area and is accessed via the understairs area from the dining room.



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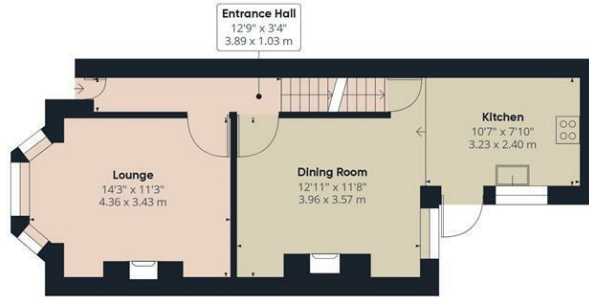
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Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
1037.4 ft<sup>2</sup>  
96.38 m<sup>2</sup>

Reduced headroom  
11.6 ft<sup>2</sup>  
1.08 m<sup>2</sup>

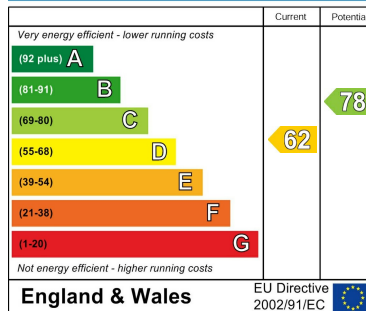
(1) Excluding balconies and terraces

☒ 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**



**DIRECTIONS**

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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