



PAUL BIRTLES
SALES • RENTALS • MANAGEMENT



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Churchgate
Urmston
M41 9LE

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Offers In The Region Of
£525,000

A SIGNIFICANTLY EXTENDED THREE DOUBLE BEDROOM / TWO BATHROOM LINK-DETACHED PROPERTY OCCUPYING A MOST CONVENIENT LOCATION WITHIN EASY WALKING DISTANCE OF URMSTON TOWN CENTRE FACILITIES AND URMSTON MEADOWS Spacious family accommodation of approx. 1436 sq ft. Large lounge plus superb open plan kitchen/dining/living room with bi-folding doors leading out to a delightful, private rear garden with a south westerly aspect. Useful downstairs WC, utility room plus storage garage. En-suite bathroom to master bedroom plus another superbly appointed shower room, both benefitting from underfloor heating. Off road parking to the front plus storage garage. Must be viewed to be appreciated. EPC Rating: C. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

With the tiled floor. Double glazed window to the front elevation. Alarm control point.

Lounge

With a double glazed window to the front elevation. Coal effect gas fire set within a feature fireplace. Spotlighting. Stairs off to the first floor rooms with storage below. Double doors to:

Open Kitchen/Dining/Living

The kitchen section is fitted with an excellent range of base and wall cupboard units and oak working surfaces incorporating a one and a half bowl sink ceramic sink unit with mixer tap. Breakfast bar facility. Tiled splashbacks. Spotlighting. Range cooker in situ with extractor above. Integrated microwave. American fridge freezer. Integrated dishwasher. Undercounter lighting and LED kickboard lighting.

In the dining/living section there is spotlighting, radiator and bi-fold doors that lead out to the rear patio and garden beyond. This room is fitted with under floor heating and tiled flooring.

Utility Room

With a single drainer stainless steel sink unit and working surfaces. Metro tiling. Cupboard off housing the Worcester combination gas central heating boiler. Double glazed window to the rear and double glazed exit door to the rear patio area. Radiator. Tiled floor.

Downstairs WC

With a low-level WC and wash basin with storage space below. Tiled splashback. Radiator. Tiled flooring.

Storage Garage

Providing excellent storage facilities with light and power laid on.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side on the stairs with a solid oak glass staircase. Loft access point. The loft space is fully boarded for storage.

Bedroom (1)

An extended master bedroom suite with double glazed window to the rear. Radiator. Door off to:

En-Suite Bathroom

A superbly appointed ensuite bathroom with freestanding bath, walk-in shower enclosure, low level WC and wash hand basin with storage space below. LED mirror. Double glazed window to the rear. Contemporary tiling to floor and walls. Chrome ladder radiator. Extractor fan. Underfloor heating.

Bedroom (2)

With a double glazed window to the front elevation. Radiator. Fitted wardrobes with mirror fronted sliding doors.

Bedroom (3)

With a double glazed window to the front elevation. Radiator.

Shower Room

With a walk-in shower enclosure, low-level WC and wash hand basin with storage below. Contemporary tiling throughout. Double glazed window to the side. Underfloor heating.



Outside

To the front is an off road parking facility on a block paved driveway and lawned garden area. To the rear is a delightful enclosed garden with a south-westerly aspect with lawn and patio areas with an electronically operated awning.

Additional Information

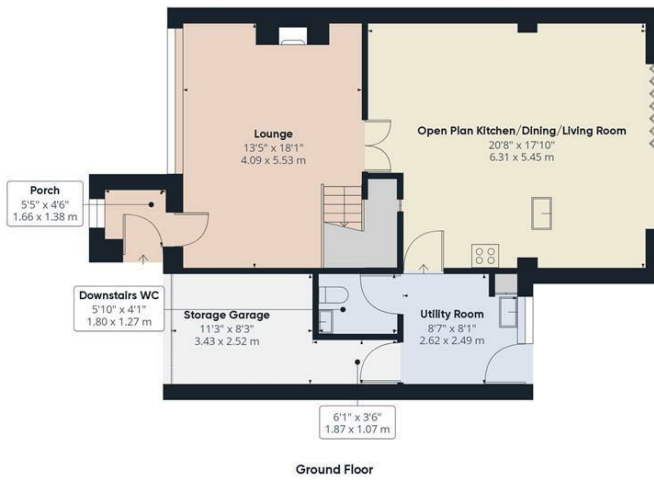
The tenure of the property is LEASEHOLD for the residue of 999 years from 21/10/1963, subject to an annual ground rent of £18.





18 Churchgate, Urmston, M41 9LE





Ground Floor



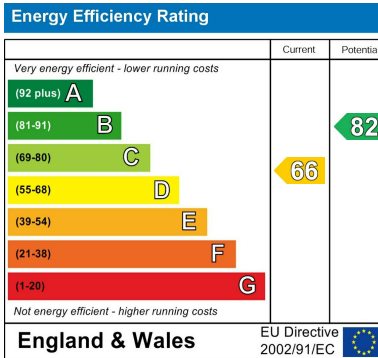
Floor 1

Approximate total area⁽¹⁾
1436.32 ft²
133.44 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



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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