



Humphrey Park
Urmston
M41 9WF

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

5 Humphrey Park

Urmston

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TO THE GROUND FLOOR

Entrance Hall

With a feature entrance door. There are two radiators and stairs lead off to the first floor rooms with useful storage space below. Access to:

Downstairs WC

With a low level WC and wash hand basin with storage space below. Double glazed window to the side, chrome ladder radiator and an extractor fan.

Lounge

with a radiator and a double glazed bay window to the front. Recess for TV with a log effect fire set within the chimney breast below.

Utility Room

With a single drainer sink unit with mixer tap and an excellent range of cupboard units and working surfaces to incorporate washing machine, dryer, fridge, and freezer. Feature double glazed exit door to the side.

Open Plan Kitchen/Living/Dining Space

An absolutely stunning, extended living space with a superb range of cupboard units and working services to incorporate two 'Neff' ovens, and hob with an extractor above. Integrated dishwasher, fridge and freezer. Island unit with breakfast bar facility. There are three feature radiators, a double glazed window and double glazed bi-folding doors provide access to the rear garden. There's a single drainer sink unit with a mixer tap.

TO THE FIRST FLOOR

Landing

With a loft access point. Double glazed window to the front elevation on the stairs.

Bedroom (1)

With a radiator and a double glazed window to the rear. Range of fitted wardrobes with sliding, part mirrored doors.

Bedroom (2)

With a radiator and a double glazed bay window to the front. Range of fitted wardrobes with sliding, part mirrored doors.

Bedroom (3)

With a radiator and a double glazed window to the rear. Range of fitted wardrobes with sliding, part mirrored doors.

Family Bathroom

With a white suite comprising panelled bath, wash hand basin with storage space below and a low-level WC. Separate, walk-in shower compartment. There are double glazed windows to 2 elevations, attractive tiled areas and a chrome ladder radiator. Additional shower attachment fitted over the bath.

Outside

To the front of the property are excellent off-road parking facilities on a driveway. To the rear is a generous garden with patio and lawned section, that's enclosed all around. There's a secure outside storage facility and rear access is available off Humphrey Lane.

£475,000

A STUNNING THREE BEDROOM DETACHED PROPERTY THAT BENEFITS FROM A SUBSTANTIAL GROUND FLOOR EXTENSION WITH ASSOCIATED KNOCK-THROUGH
Fantastic, open plan kitchen/ living/ dining space with bi-fold doors. Separate lounge, fitted utility room and a useful ground floor WC. Well appointed family bathroom with shower. Gas central heating system and double glazing. Fitted wardrobes to all bedrooms. Excellent off-road parking facilities provided. Generous plot, running through to Humphrey Lane, with a good sized garden area. Outside storage facility with shuttering, alarm and CCTV. Presented throughout to a tasteful scheme with quality finishes. Freehold. Conveniently situated for local amenities. Has to be viewed to be fully appreciated.



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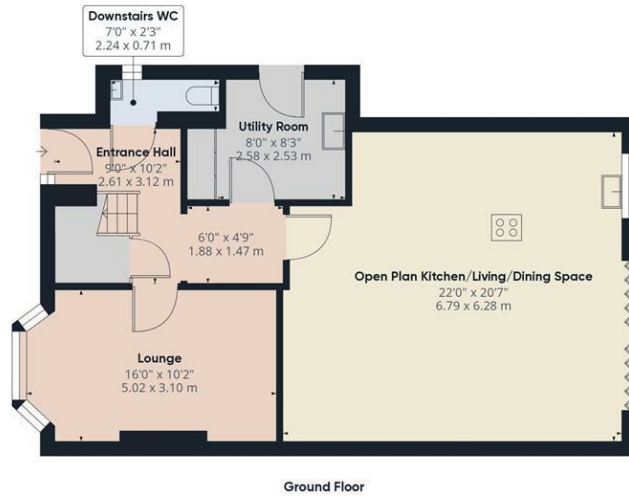
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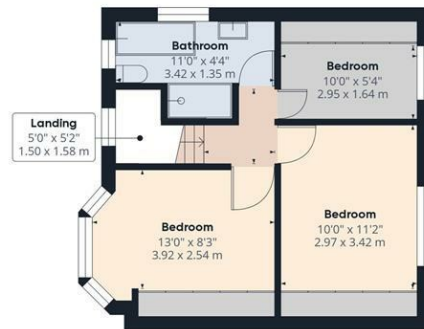
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Ground Floor



Floor 1

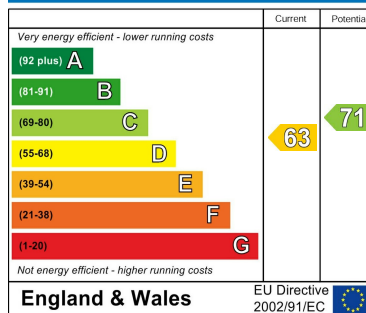
Approximate total area⁽¹⁾
1229.35 ft²
114.21 m²

(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.

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