



Winchester Road  
Urmston  
M41 0UJ

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT



2 Winchester Road  
Urmston  
Manchester  
M41 0UJ



## Offers In The Region Of £875,000

\*AN IMPRESSIVE FIVE BEDROOM / TWO BATHROOM DETACHED PROPERTY OCCUPYING A PROMINENT POSITION ON THE EDGE OF URMSTON TOWN CENTRE\* Spacious family accommodation of approx 1740 sq ft internally. Presented to a high standard throughout with high quality fixtures and fittings. 21' Lounge. 'L' shaped kitchen/breakfast/sitting room. Separate dining room. Five double bedrooms. Beautifully appointed family bathroom. En-suite facilities. Delightful good sized enclosed rear garden with a southerly aspect and detached storage garage. Excellent off road parking facilities with two driveways. Must be viewed to be appreciated. Virtual Tour Available.

### TO THE GROUND FLOOR

#### Porch

To:

#### Entrance Hall

With Oak wood flooring. Radiator. Stairs lead off to the first floor rooms. Alarm control point.

#### Downstairs WC/Cloakroom

With a low level WC and wash hand basin. Radiator. Tiled areas. Oak flooring. Double glazed window to the rear.

#### Lounge

A spacious and bright reception rooms with double glazed window to the front and double glazed patio doors with adjacent side windows to the rear leading out to the rear garden. There are two further double glazed windows to the side elevation ensuring this room is flooded with natural light. Feature fireplace with surround and hearth. Oak wood flooring. Wall light points. Fitted TV/media unit.

#### Dining Room

With a double glazed bay window to the front. Oak wood flooring. Radiator. Contemporary decorative panelling to walls. Coal effect gas fire set within a feature fireplace with surround.

#### Breakfast Kitchen/Sitting Room

An 'L' shaped room of generous proportions with double glazed patio doors leading out to the rear garden and a further four double glazed windows to three elevations. Oak flooring.

The kitchen section is fitted with an excellent range of base and cupboard units with granite working surfaces incorporating a single drainer inset stainless steel sink unit with mixer tap. Rangemaster cooker in situ with extractor canopy. Space for American style fridge/freezer. Integrated dishwasher (not used by the current owners) and space for washing machine and dryer. Baxi combination gas central heating boiler. Spotlighting.

In the sitting area is a cupboard off where the service meters is located and providing useful additional storage. Two radiators.

### TO THE FIRST FLOOR

#### Landing

An impressive landing with encapsulated double glazed windows to the front. Radiator.

#### Bedroom (1)

With a double glazed bay window to the front. Range of fitted wardrobes with dressing table facility. Laminate flooring. Door to:

#### Bedroom (2)

With a double glazed window to the front, radiator and range of fitted wardrobes with matching side tables. Door to:

#### En-Suite Shower Room

With a walk-in shower enclosure, low level WC and pedestal wash hand basin. Tiled areas. Chrome ladder radiator. Spotlighting. Double glazed window to the rear.

#### Bedroom (3)

With a double glazed window to the rear. Radiator. Laminate flooring. Range of fitted wardrobes.

#### Bedroom (4)

With a double glazed window to the front. Radiator. Oak wood flooring.



### **Bedroom (5)**

With a double glazed window to the rear. Radiator. Laminate flooring.

### **Family Bathroom**

A beautifully appointed bathroom with suite comprising freestanding slipper bath with period style fittings, pedestal wash hand basin and low level WC. Walk-in shower enclosure. Spotlighting. Tiled areas. Period style radiator/towel rail. Two double glazed windows to the rear elevation.

### **Outside**

To the front are excellent off road parking facilities on a block paved driveway with two access points. To the rear is a fully enclosed good sized rear garden benefitting from a southerly aspect. Patio and lawned sections with mature borders providing privacy. There is a detached brick built storage garage.











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**Ground Floor Building 1**

**Floor 1 Building 1**

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**Approximate total area<sup>®</sup>**  
1925.66 ft<sup>2</sup>  
178.9 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Ground Floor Building 2**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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