



Newton Road
Urmston
M41 5AE

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

18 Newton Road
Urmston
Manchester
M41 5AE



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£540,000

A SPACIOUS, WELL PRESENTED AND MUCH IMPROVED MID GARDEN TERRACED PROPERTY THAT OCCUPIES A MOST CONVENIENT LOCATION WITHIN EASY WALKING DISTANCE OF THE FACILITIES AVAILABLE WITHIN URMSTON TOWN CENTRE Excellent family accommodation incorporating two separate reception rooms, a large, well fitted breakfast kitchen, utility area, four bedrooms and a nicely appointed shower room/WC. Accommodation arranged over three floors with cellars in addition. Gas central heating system and double glazing. Pleasant, enclosed rear garden with rear access. Freehold. Must be viewed to be appreciated. Approx 1429 sq ft.

TO THE GROUND FLOOR

Vestibule

With a feature entrance door. A further door provides access to:

Entrance Hall

With a feature entrance door, radiator and stairs leading off to the first floor rooms.

Lounge

With a double glazed bay window to the front, wood effect flooring and a radiator. A feature fireplace with a coal effect fire provides a focal point of this spacious living room.

Dining Room

With a radiator, a double glazed window to the rear and wood effect flooring. A display recess is inset within the chimney breast.

Kitchen

With a sink with mixer tap and a superb range of cupboard space and working surfaces incorporating an oven, hob and extractor. Integrated fridge and freezer, breakfast facility and a radiator. Double glazed window to the rear.

Utility Room

With plumbing provided for automatic washing machine, cupboard space and working surface. A matching cupboard houses the combination gas central heating boiler. Feature exit door to outside.

TO THE FIRST FLOOR

Landing

With a radiator.

Bedroom (1)

With a double glazed bay window to the front and an additional double glazed window adjacent. Wood effect flooring.

Bedroom (2)

With a radiator and a double glazed window to the rear. Wood effect flooring.

Bedroom (3)

With a radiator and a double glazed window to the rear. Wood effect flooring.

Shower Room/WC

With a walk-in shower area, pedestal wash basin and low level WC. Tiled areas, radiator and double glazed window to the side.

A STAIRCASE LEADS FROM THE FIRST FLOOR LANDING TO:

SECOND FLOOR

Second Floor Landing

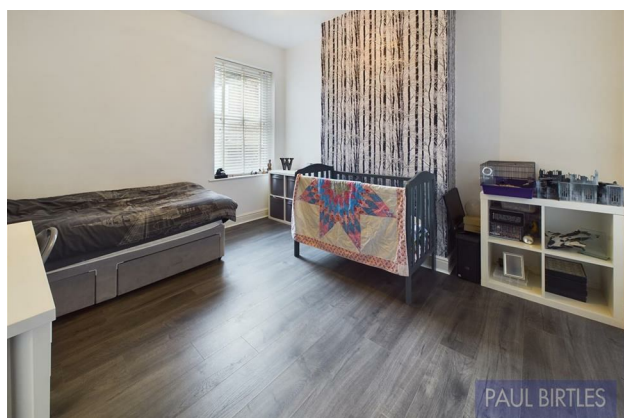
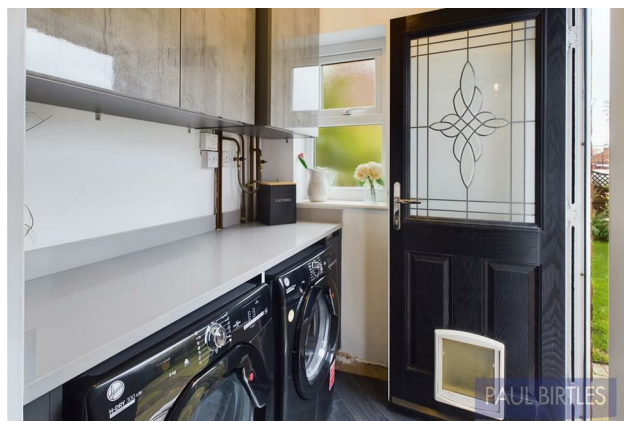
To:

Bedroom (4)

With a radiator and a double glazed window to the rear. Wood effect flooring.

Outside

To the front of the property is an enclosed forecourt area whilst, to the rear, is an enclosed garden with lawn, patio and a rear access gate.





Ground Floor



Floor 1



Floor 2

Approximate total area¹⁾

1428.91 ft²

132.75 m²

Reduced headroom

14.5 ft²

1.35 m²

(1) Excluding balconies and terraces

Reduced headroom

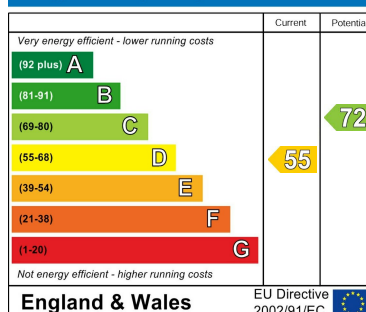
Below 5 ft/1.5 m

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

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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