



PAUL BIRTLES



PAUL BIRTLES



PAUL BIRTLES



PAUL BIRTLES

Torbay Road  
Urmston  
M41 9LH

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



1 Torbay Road  
Urmston  
Manchester  
M41 9LH



3



1



2



D

£335,000

\*SITUATED IN A MOST CONVENIENT LOCATION THAT'S WITHIN EASY REACH OF THE FACILITIES AVAILABLE WITHIN URMSTON TOWN CENTRE\* An inter-war built three bedroom semi detached property. Two separate reception rooms plus kitchen. Gas central heating system and double glazed windows and exterior doors. Shower room plus separate WC. Excellent off-road parking facilities plus garage. Good sized garden to the rear. Requiring modernisation and improvement. Leasehold for the residue of 999 years from the 22nd of October 1936, subject to an annual ground rent of £5. No ongoing vendor chain. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Porch

With a double glazed entrance door and side panels. A further door provides access to:

### Entrance Hall

With a radiator and stairs leading off to the first floor rooms.

### Dining Room

With a radiator and a double glazed bay window to the front. Wall mounted gas fire.

### Lounge

With a radiator and a double glazed window to the rear. Wall mounted gas fire.

### Kitchen

With a single drainer sink unit with mixer tap and range of base and wall cupboard units and working surfaces incorporating a four ring gas hob. Double glazed window to the rear. The combination gas central heating boiler is located here and there's a double glazed exit door to outside. Under stairs storage cupboard off.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the side.

### Bedroom (1)

With a radiator and a double glazed bay window to the front.

### Bedroom (2)

With a radiator and a double glazed window to the rear.

### Bedroom (3)

With a radiator and a double glazed window to the front.

### Shower Room

with a walk-in shower compartment and a pedestal wash hand basin. Double glazed window to the rear, tiled areas and a radiator.

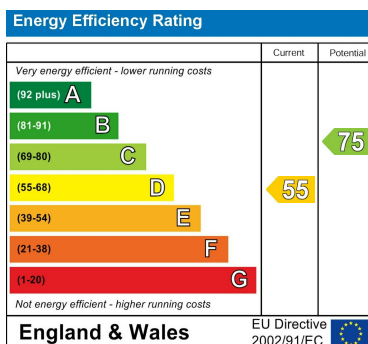
### Separate WC

With a low-level WC and a double glazed window to the side.

### Outside

To the front of the property is a paved area, this continues to the side of the property giving access to a detached, concrete sectional garage with an up and over door. To the rear is a garden with outside storage facilities.





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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

## CONTACT

3 Flixton Road  
Urmston  
Trafford  
M41 5AW

E: [info@paulbirtlesestateagents.co.uk](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)

