



Albany Court
Urmston
M41 5RH

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

47 Albany Court
Urmston
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Offers Over £765,000

OCCUPYING A MOST CONVENIENT LOCATION ADJACENT TO URMSTON SPORTS CLUB AND WITHIN EASY WALKING DISTANCE OF URMSTON GRAMMAR SCHOOL AND THE TOWN CENTRE FACILITIES A four bedroom/two bathroom detached property, built in the late 1980s, that offers spacious family accommodation. Occupying a really generous plot with gardens to the front side and rear. Well presented with recent improvements including refurbished bathrooms, new flush sash windows/exterior doors, fascias and soffits, mock Tudor boards and fresh decorations. Gas central heating system and double glazing. Extensive off-road parking facilities plus a double garage. Corner of Albany Court and Moorside Road. Scope for extension/alteration subject to any necessary planning consents. Freehold. No ongoing vendor chain. Must be viewed to be appreciated. Approx 1941 sq ft. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With a radiator and an attractive feature entrance door. Stairs lead off to the first floor rooms with a substantial cloaks/storage area below. Access to:

Downstairs WC

With a low level WC and wash hand basin with storage space below. Radiator and double glazed window.

Office/Study

With a radiator and double glazed windows to two elevations.

Dining Room

With a radiator and a double glazed bay window to the side elevation.

Lounge

With two radiators and four double glazed windows providing ample natural light and an aspect towards Urmston Sports Club.

Breakfast Kitchen

With a single drainer stainless steel sink unit and a good range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Tiled areas, space for appliances and a radiator. There are double glazed windows to two elevations and ample room for a table and chairs.

Utility Room

With space for appliances, a radiator and a double glazed window and exit door to the side elevation.

Integral Double Garage

With two sets of up and over doors, power, light and the floor standing Worcester gas central heating boiler. The boiler was installed October 2021.

TO THE FIRST FLOOR

Landing

With a loft access point and a radiator. Substantial cupboard off for storage. Velux roof window for additional natural light.

Master Bedroom (1)

With a radiator and a double glazed bay window to the rear. Excellent range of fitted wardrobes and storage space. Access to:

En-Suite Facilities

With a walk-in shower compartment, wash hand basin with storage below, and a low-level WC. There's a double glazed window to the side elevation and a gold coloured ladder radiator. Extractor fan and tiled areas.

Bedroom (2)

With a radiator and a double glazed bay window to the side elevation.

Bedroom (3)

With a radiator and two double glazed windows to the front elevation.

Bedroom (4)

With a radiator and a double glazed window to the rear. Good range of fitted wardrobes and storage space.



Family Bathroom

With a white suite comprising bath, wash hand basin with storage space below and a low level WC. There's a separate, walk-in shower compartment, a chrome ladder radiator and a double glazed window to the side elevation.

Outside

To the front of the property there are off-road parking facilities for multiple vehicles on a driveway that also gives access to the double garage. The garage has storage space in the roof space with a drop down ladder fitted. There's an extensive side garden that's mainly laid to lawn and has a part brick boundary wall to Moorside Road. To the rear is a pleasant garden with patio, lawn and an aspect to towards Urmston Sports Club.





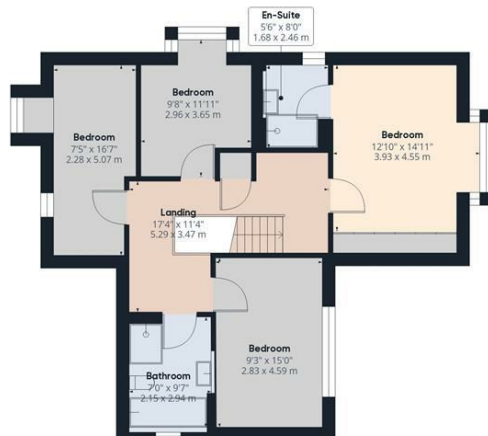


47 Albany Court, Urmston, M41 5RH





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1940.95 ft²

180.32 m²

Reduced headroom

10.31 ft²

0.96 m²

(1) Excluding balconies and terraces

Reduced headroom

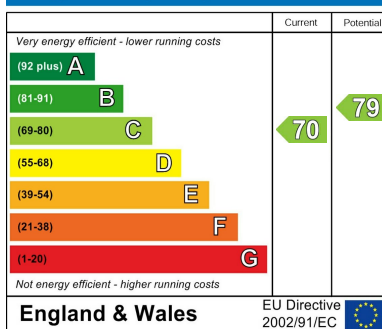
Below 5 ft/1.5 m

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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