

Loretto Road
Urmston
M41 9WA

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

37 Loretto Road
Urmston
Manchester
M41 9WA



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£465,000

AN EXTENDED FOUR BEDROOM DETACHED PROPERTY THAT OFFERS SPACIOUS FAMILY ACCOMMODATION INCORPORATING A LOFT CONVERSION, WITH NO ONGOING CHAIN Two separate reception rooms plus breakfast kitchen. Well appointed bathroom plus separate WC. Gas central heating system and double glazing. Open frontal aspect and good sized, enclosed rear garden. Off-road parking facility and an attached garage for storage, etc. Occupying a cul-de-sac location close to Urmston Meadows. Conveniently situated for local amenities. Freehold. Has to be viewed to be appreciated.

TO THE GROUND FLOOR

Porch

Built on at the front of the property with a double glazed entrance door with double glazed windows adjacent. Door to:

Entrance Hall

With a radiator, laminate flooring and stairs leading off to the first floor rooms with a useful storage area below. Cloaks cupboard off.

Lounge

With a radiator and a double glazed bay window to the front. Attractive feature fireplace with a coal effect fire in situ.

Breakfast Kitchen

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces. Cooker point, plumbing is provided for an automatic washing machine and there are tiled areas. Double glazed windows to two elevations. The 'Worcester' combination gas central heating boiler is located here. Radiator. Door to:

Dining/Sitting Room

With a radiator and double glazed double doors, with adjacent windows, to the rear garden.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side and stairs leading off to the loft conversion.

Bedroom (1)

With a radiator, a double glazed window to the front and laminate flooring.

Bedroom (2)

With a radiator, a double glazed window to the rear and laminate flooring.

Bedroom (3)

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

Bathroom

With a white suite comprising panelled bath and pedestal wash hand basin. Over the bath shower with an anti splash screen fitted. Tiled decor, chrome ladder radiator and double glazed window to the rear. Extractor fan.

Separate WC

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

A STAIRCASE LEADS FROM THE FIRST FLOOR LANDING TO:

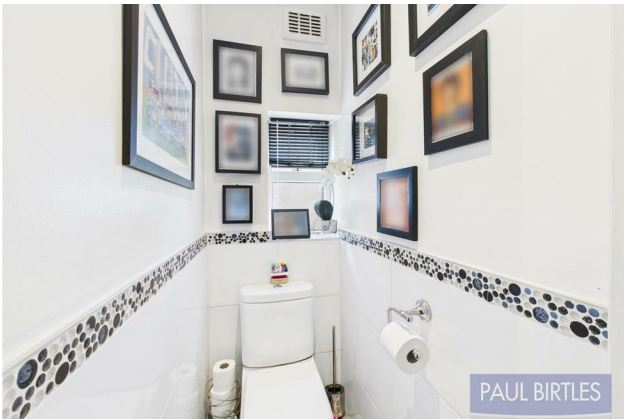
TO THE SECOND FLOOR

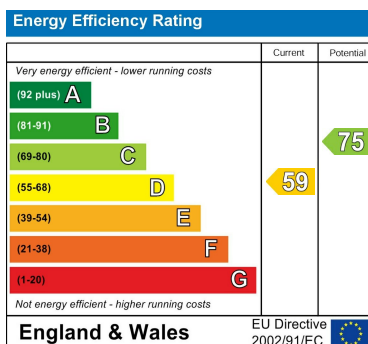
Bedroom (4)

With a Velux roof window, eaves storage space off and a built-in wardrobe.

Outside

To the front of the property is a garden area and a driveway for off-road parking. This gives access to an attached garage with power, lighting and an up and over door. There's a double glazed window and exit door to the rear. The rear garden is a good size, is fully enclosed and offers a good degree of privacy. There are lawned areas, patio sections etc.





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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