



Balmain Road
Urmston
M41 5TF

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

18 Balmain Road
Urmston
M41 5TF



Offers Over £800,000

A QUITE OUTSTANDING FIVE DOUBLE BEDROOM / THREE BATHROOM DETACHED SMART HOME Superb family accommodation of approx 2276 sq ft. The property has been fully renovated and extended by our client since purchasing and is finished to the very highest of standards with quality fixtures and fittings throughout. Open plan kitchen/dining/family room with Corian worktops, underfloor heating and integrated appliances. Master bedroom suite with walk-in wardrobe and en-suite. Well appointed family bathroom with Duravit fittings. Dormer loft conversion, providing two second floor bedrooms, excellent eaves storage plus a further en-suite shower room. Delightful enclosed rear garden with paved patio and lawned areas. Excellent off road parking to the front on a resin driveway. The property must be viewed to appreciate the attention to detail and finish. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

Built on at the front of the property with double glazed entrance door and adjacent windows. Contemporary tiled flooring.

Entrance Hall

With Amtico flooring, period style radiator and stairs off to the first floor rooms. Spotlighting. Underfloor heating with Heatmiser thermostat. Door off to:

Downstairs WC

With RAK low level WC and wall mounted wash hand basin.

Lounge

With a double glazed bay window to the front elevation. Woodburner inset within a feature recess with tiled hearth. Period style radiator. Chevron wood flooring.

Open Plan Kitchen/Living/Family Room

A superb entertaining space of generous proportions. Amtico flooring with underfloor heating. Ample natural light is provided by two double glazed windows to the side elevation, four Velux roof windows and lift and slide doors of approx seven meters leading out to the rear patio and garden beyond.

The kitchen section is crafted with Corian working surfaces and breakfast bar with moulded inset sink unit with Quooker instant hot water tap. There is an excellent range of base and wall cupboard units featuring undercounter lighting, five ring gas hob with extractor above and integrated appliances comprise Neff oven/combination oven, AEG fridge/freezer, dishwasher and further undercounter freezer. Spotighting plus feature lighting above the breakfast bar facility that has a built in desk/breakfast table. Fitted shelving and built in storage complete this remarkable room. Door off to:

Utility Room

With a range of base and wall cupboard units and working surface incorporating a single drainer stainless steel sink unit. Plumbing for a washer and dryer. Double glazed exit door to outside.

Office

With a double glazed window to the side elevation. Door to:

Storage Garage

With a remote controlled roller garage door and fitted workbench. Wall mounted Vaillant combination gas central heating boiler.

TO THE FIRST FLOOR

Landing

With stairs off to the second floor with storage space below. Double glazed window to the side elevation.

Bedroom (1)

With a double glazed window to the rear. Radiator. Open to:

Walk-In Wardrobe

With a double glazed window to the rear. Fitted open wardrobes/shelving. Glass pocket door to:

En-Suite Shower Room (1)

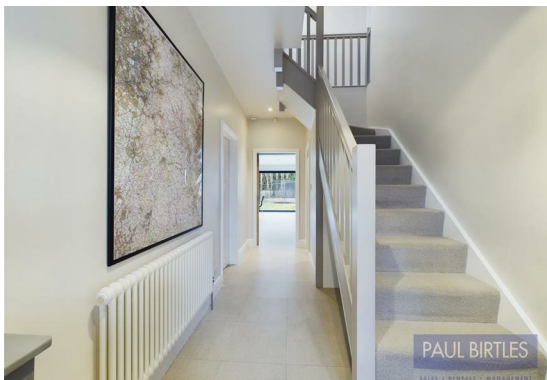
With a walk-in shower enclosure, low level WC and wall hung vanity wash hand basin. Chrome ladder radiator. Spotighting. LED mirror. Extractor fan.

Bedroom (2)

With a double glazed bay window to the front elevation. Radiator.

Bedroom (3)

With two double glazed windows to the front elevation. Radiator. Fitted wardrobes.



Family Bathroom

With a Duravit suite comprising low level WC, Vanity wash hand basin with Hansgrohe tap, walk-in shower enclosure and single ended bath. Matte black vertical radiator. Spot lighting, extractor contemporary tiled flooring and walls.

TO THE SECOND FLOOR

Second Floor Landing

With excellent eaves storage off.

Bedroom (4)

With a double glazed window to the rear. Radiator. Built in wardrobe. Spot lighting. Door to:

En-Suite (2)

With a double glazed window to the rear. Wall mounted vanity unit with storage space below and tiled splashback. Black ladder radiator. Walk-in shower enclosure. Spot lighting.

Bedroom (5)

With a double glazed window to the rear elevation. Radiator. Built in wardrobes. Spot lighting.

Outside

To the front of the property is an off road parking facility for numerous cars on a resin driveway. To the rear is an enclosed garden with lawn and paved patio areas.

Additional Information

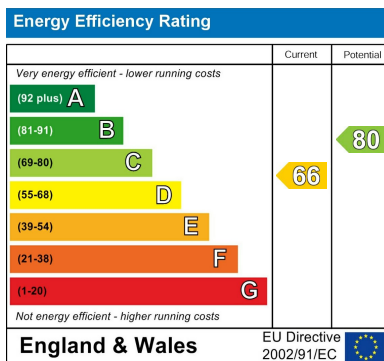
The tenure of the property is LEASEHOLD for the residue of 999 years from 01/11/1931.





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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

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

