



PAUL BIRTLES

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Church Road
Urmston
M41 9DB

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78 Church Road
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£550,000

A FIVE DOUBLE BEDROOM MID TERRACED PROPERTY SITUATED IN A MOST CONVENIENT LOCATION WITHIN WALKING DISTANCE OF THE FACILITIES AVAILBALE WITHIN URMSTON TOWN CENTRE Superb family accommodation of approx 1821 sq ft. Two separate reception rooms plus breakfast kitchen. Downstairs wet room plus useful utility area. Well appointed family bathroom. Enclosed courtyard with rear access to storage cellar. Excellent off road parking facilities to the front. Gas central heating system-combination boiler. (Installed 2021). Must be viewed to be appreciated. Freehold Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With Rockdoor entrance door. Radiator with a decorative cover and further radiator. Laminate flooring. Stairs off to the first floor rooms. Useful understairs storage off.

Lounge

With double glazed bay window to the front elevation. Two radiators. Feature fireplace with tiled inserts.

Dining Room

With a double glazed window to the rear. Two radiators. Coal effect fire set within a feature fireplace with tiled hearth.

Breakfast Kitchen

This recently fitted kitchen (2021) has an excellent range of base and wall cupboard units and working surfaces incorporating a Blanco ceramic single drainer sink unit. Five ring gas hob with extractor canopy above. Integrated fridge/freezer. Tiled splashbacks and flooring. Breakfast bar facility. Zanussi oven/combination oven. Cupboard off housing the Worcester combination gas central heating boiler. (Installed 2021) Double glazed window to the side. Open to:

Utility Area

With plumbing for a washer and dryer. Feature radiator. Tiled flooring to match the kitchen. Exit door with adjacent window leads out to the rear courtyard. Door off to:

Wet Room

With a rainfall shower, chrome ladder radiator and low level WC/vanity wash hand unit combined. Fully tiled. Double glazed window to the side elevation.

TO THE FIRST FLOOR

Landing

Bedroom (1)

With two double glazed windows to the front elevation. Radiator. Fitted wardrobes with matching dressing tables. Cast iron decorative fireplace. Laminate flooring.

Bedroom (2)

With a double glazed window to the rear. Radiator. Laminate flooring.

Bedroom (3)

With a double glazed window to the side elevation. Radiator.

Family Bathroom

With a white suite comprising tile panelled bath, low level WC and pedestal wash hand basin. Walk-in shower with anti-splash screen fitted. Spotlighting. Vertical radiator. Tiled areas. Double glazed window to the rear.

TO THE SECOND FLOOR

Second Floor Landing

With a roof window providing natural light.

Bedroom (4)

With a double glazed window to the front elevation. Radiator. Laminate flooring.

Bedroom (5)

With a Velux roof window. Radiator. Laminate flooring.

Outside

To the front are excellent off road parking facilities on a block paved driveway. To the rear is an enclosed courtyard with rear access gate. Accessed from the rear is a STORAGE CELLAR.





Floor -1



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1821.26 ft²

169.2 m²

Reduced headroom

26.54 ft²

2.47 m²

(1) Excluding balconies and terraces

Reduced headroom

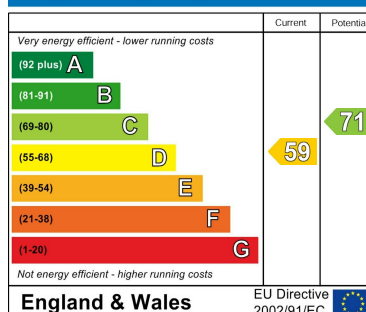
Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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