



Moorside Road
Urmston
M41 5SH

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

243 Moorside Road
Urmston
Manchester
M41 5SH



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Offers Over £400,000

NO ONGOING VENDOR CHAIN

Frontal aspect towards Davyhulme Park golf course. A really spacious three bedroom semi detached property that benefits from a full width ground floor rear extension. Two separate reception rooms plus kitchen/breakfast room. Useful ground floor WC. Well appointed bathroom with shower. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Off-road parking facilities. Good sized, enclosed rear garden with a Southerly aspect. Freehold (£5 per annum rent charge). Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

With double glazed double doors and side panels. A door provides access to:

Entrance Hall

With a window to the front, a radiator and stairs leading off to the first floor rooms with storage space below. Access to:

Downstairs WC

With a white suite comprising low-level WC and wash hand basin. Wood effect flooring and double glazed window to the side.

Dining Room

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

Extended Lounge

With two radiators and double glazed double doors and side panels to the rear decking patio and garden beyond. A coal effect fire is set with a feature surround, inset within the chimney breast.

Breakfast Kitchen

With a single drainer stainless steel sink unit with mixer tap and a good range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Tiled areas, double glazed window and exit door to the rear and space for appliances. Radiator, wood effect flooring and spotlighting is provided. A matching cupboard houses the combination gas central heating boiler.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side and a loft access point.

Bedroom (1)

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

Bedroom (2)

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

Bedroom (3)

With a radiator and a double glazed window to the front. Range of fitted wardrobes and storage space.

Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. A shower is installed over the bath and an anti-splash screen is fitted. Tiled areas, extractor fan and a radiator. Part wood panelled decor.

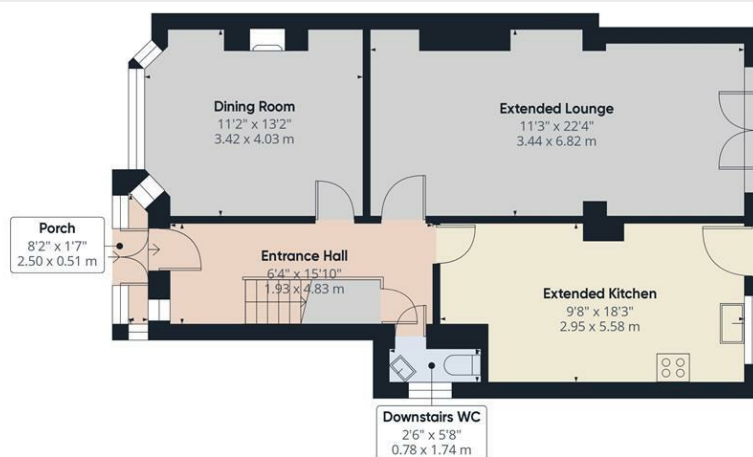
Outside

To the front of the property is an off-road parking facility on a paved driveway with a stocked flowerbed. To the rear is a good sized, enclosed garden with lawn and decking patio sections and a southerly aspect.



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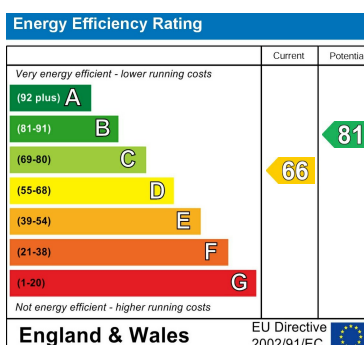
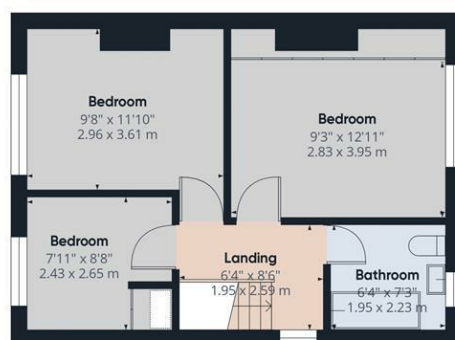
Approximate total area[†]
1086.5 ft²
100.94 m²

(†) Excluding balconies and terraces

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.

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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.

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