



**Broad Oaks Road**  
Urmston  
M41 9DR

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT



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£395,000

**\*NO ONGOING VENDOR CHAIN\*** A three bedroom extended detached property situated at the head of the cul-de-sac. Benefitting from a larger than average plot with good sized enclosed rear garden. Scope for buyers to modernise and personalise to their own requirements. Through lounge, conservatory, morning/dining room plus extended kitchen. Gas central heating system-combination boiler. Potential to further extend (subject to any necessary planning consents). Occupying a popular location within easy walking distance to the facilities available within Urmston Town Centre. Situated in a most convenient location with train stations, local shops, and Chassen Park close by. Must be viewed to be appreciated. Virtual Tour Available. Approx 816 sq ft.

## TO THE GROUND FLOOR

### Entrance Hall

With stairs off to the first floor rooms. Meter cupboard. Radiator. Double glazed entrance door and adjacent side window.

### Through Lounge

With a double glazed bay window to the front elevation. Feature recess inset within the chimney breast. Radiator. Double glazed sliding door leads into:

### Conservatory

With double glazed units all round and double glazed sliding doors out to the rear garden.

### Morning/Dining Room

With double glazed window to the side and rear. Tiled floor. Radiator.

### Kitchen

With a range of base units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Tiled areas. Plumbing for a washer. Gas cooker point. Double glazed windows to two elevations. Exit door to the front.

## TO THE FIRST FLOOR

### Landing

With a loft access point. Double glazed window to the side on the stairs.

### Bedroom (1)

With a double glazed bay window to the front elevation. Vertical radiator.

### Bedroom (2)

With a double glazed window to the rear. Radiator. Ceiling fan.

### Bedroom (3)

With a double glazed window to the rear. Radiator.

### Bathroom

With a white suite comprising panelled bath, low-level WC and wall hung wash hand basin. Double glazed windows to the front and side elevation. Chrome ladder radiator. Tiled areas. Glow-worm combination boiler gas central heating boiler. Shower over the bath with an anti-splash screen fitted.

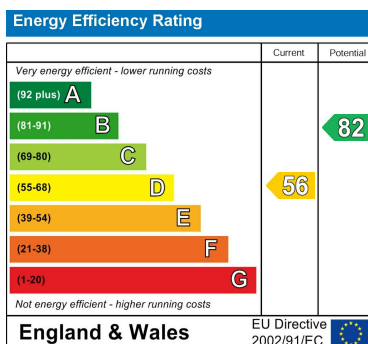
### Outside

To the front is an off road parking facility on a paved driveway. To the rear is an extremely good sized enclosed rear garden with paved patio and lawn areas. There is a detached storage garage.

### Additional Information

We are advised that the tenure of the property is FREEHOLD. (Unregistered / deeds held by the vendors solicitors)





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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