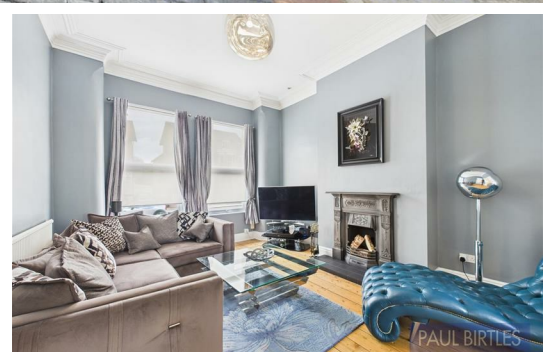




Church Road
Urmston
M41 9BU

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

56 Church Road
Urmston
Trafford
M41 9BU



£565,000

A SUBSTANTIAL PERIOD MID-TERRACED PROPERTY WITH FIVE DOUBLE BEDROOMS Approx 2231 sq ft. Accommodation arranged over four floors. Well presented throughout mixing period features with a contemporary twist. Two reception rooms plus large 'eat-in' kitchen. Useful range of cellar rooms. Beautifully appointed family bathroom plus shower room on the top floor. Gas central heating system-combination boiler. Double glazed windows. Good sized enclosed rear garden. Off road parking to the front on a recently installed (2025) brick block paved driveway. Must be viewed to be appreciated. Within walking distance of all the available facilities within Urmston Town Centre. Freehold. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With a feature entrance door, a radiator and stairs leading off to the first floor rooms with access to the cellars below.

Lounge

With a radiator and two double glazed windows to the front. Attractive cast iron working fire. Double doors to:

Dining Room

With a radiator and a double glazed window to the rear. Door to:

Breakfast Kitchen

With a Belfast style sink with a period style mixer tap and a range of cupboard units and working surfaces with a central island unit incorporating an oven and hob with an extractor canopy above. There are double glazed windows to two elevations and a double glazed exit door to outside. Radiator and wall mounted combination gas central heating boiler.

TO THE FIRST FLOOR

Landing

With a radiator. Stairs lead off to the second floor rooms.

Bedroom (1)

With two radiators and two double glazed windows to the front elevation.

Bedroom (2)

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

Bedroom (3)

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

Family Bathroom

A most impressive beautifully appointed bathroom with a walk-in shower with rainfall mixer shower, freestanding bath, low level WC and wall hung vanity wash hand basin. LED mirror. Vertical radiator. Contemporary tiling to floor and walls. Spotlighting. Double glazed window to the side.

A STAIRCASE LEADS FROM THE FIRST FLOOR LANDING TO SECOND FLOOR

Landing

With a radiator and a skylight.

Bedroom (4)

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

Bedroom (5)

With a vertical radiator and a double glazed window to the rear.

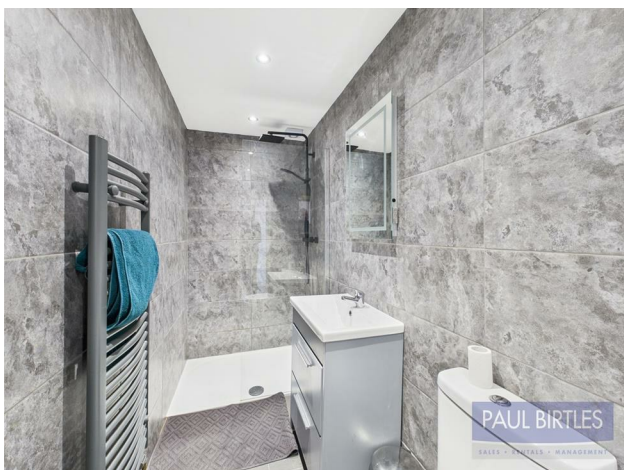
Bathroom (2)

With a walk-in shower enclosure, vanity wash hand basin and low level WC. Fully tiled. Spotlighting. Extractor fan.

Outside

The property has off road parking to the front on a newly laid brick block paved driveway. To the rear is an enclosed garden with Venetian fencing, with lawned and paved patio areas.

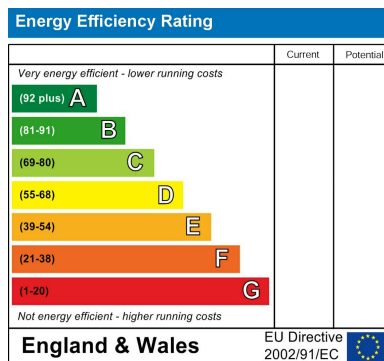






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Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour 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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