



The Fold  
Urmston  
M41 5SP

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

8 The Fold  
Urmston  
Trafford  
M41 5SP



3



1



1



D

£325,000

\*A THREE DOUBLE BEDROOM  
END TOWN HOUSE PROPERTY  
SITUATED ON A QUIET CUL-DE-  
SAC OFF MOORSIDE ROAD\*  
Excellent standard of  
presentation. Open plan  
lounge/dining area. Fitted kitchen  
plus utility room. Fitted furniture to  
all bedrooms. Beautifully  
appointed bathroom. Enclosed  
rear garden. Excellent off road  
parking facilities plus integral  
garage. Must be viewed to be  
appreciated. Virtual Tour Available.  
Approx 1042 sq ft.

## TO THE GROUND FLOOR

### Entrance Hall

With a radiator a decorative cover. Laminate flooring.  
Storage off.

### Open Plan Lounge/Dining Area

With two double glazed windows to the rear and double  
glazed patio doors with adjacent side windows lead out to the  
rear garden. Three radiators. Laminate flooring. Stairs off to  
the first floor rooms.

### Kitchen

With a range of base and wall cupboard units and working  
surfaces incorporating a single drainer stainless steel sink  
unit with mixer tap. Induction hob and built in with extractor  
above. Double glazed window to the front elevation.  
Plumbing for a dishwasher.

### Utility Room

With working surface and wall cupboard units. Double  
glazed exit door and adjacent window to the front elevation.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the front. Loft access point.  
Linen/airing cupboard off.

### Bedroom (1)

With a double glazed window to the front. Radiator. Range of  
fitted wardrobes.

### Bedroom (2)

With a double glazed window to the rear. Radiator. Range of  
fitted wardrobes. Decorative panelling.

### Bedroom (3)

With a double glazed window to the rear. Radiator. Range of  
fitted wardrobes.

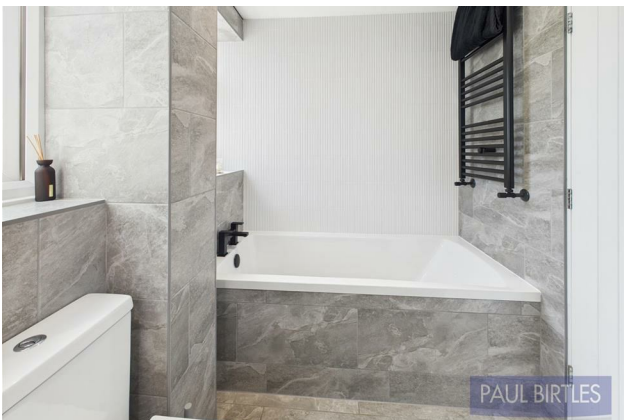
### Bathroom

A beautifully appointed bathroom with two double glazed  
windows to the side elevation. Suite comprising tile panelled  
bath, low level WC and vanity wash hand basin. LED mirror.  
Walk-in shower enclosure. Extractor fan. Spotlighting.

### Outside

Excellent off road parking facilities to the front on a concrete  
imprinted driveway. Integral garage with an up and over  
door. Wall mounted combination gas central heating boiler.  
To the rear is an enclosed garden, paved for ease of  
management.







**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

Approximate total area<sup>(1)</sup>

1042 ft<sup>2</sup>  
96.8 m<sup>2</sup>

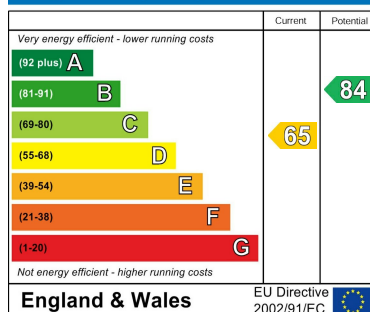
(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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.

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](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)



**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT