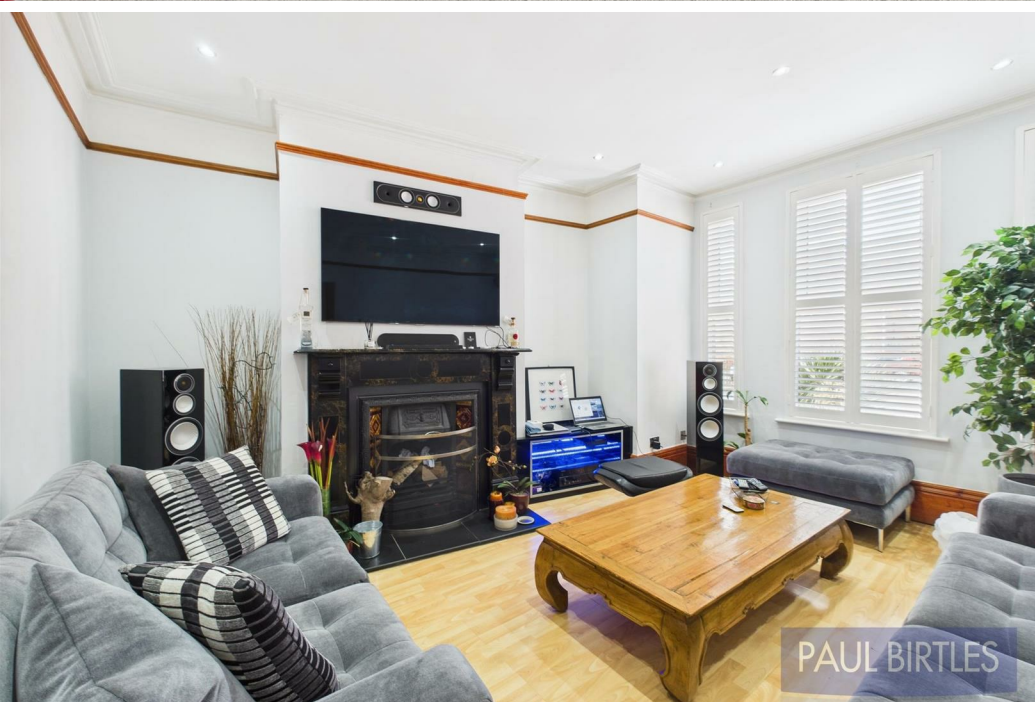




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2 Roseneath Road  
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4



1



2



£475,000

**\*TOWN CENTRE LIVING\*** A superb Victorian four double bedroom end terraced property offering spacious family accommodation in the heart of Urmston Town Centre. Presented in immaculate condition throughout with accommodation arranged over four floors. Our clients have retained many period features whilst adding a contemporary twist to the property. Two separate reception rooms plus kitchen. Well appointed family bathroom with freestanding bath and walk-in shower enclosure. Storage cellars with potential for further upgrade/conversion. (Subject to any necessary consents). Enclosed courtyard style garden. Walking distance to Urmston Train Station, all town centre amenities and ideally positioned for excellent local schools. Approx 1827 sq ft. Opposite Our Lady & The English Martyrs Church. Must be viewed to be appreciated. Virtual Tour Available. Freehold.

## TO THE GROUND FLOOR

### Entrance Hall

With stairs off to the first floor rooms. Radiator. Laminate flooring. Door off to the cellars.

### Lounge

With three double glazed windows to the front elevation with fitted plantation shutters. Laminate flooring. Spotlighting. Feature period fireplace with surround and tiled hearth providing a focal point of this spacious reception room. Radiator.

### Dining Room

With a double glazed window to the rear. Laminate flooring. Fitted shelving and storage to alcoves. Laminate flooring. Radiator. Spotlighting. Open to:

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a double drainer stainless steel sink unit. Tiled and stainless steel splashbacks. Spotlighting. Double glazed patio doors lead out to the rear courtyard with further double glazed window to the side elevation. Integrated microwave. Plumbing for a washer and space for American style fridge/freezer. Built in oven and five ring gas hob with extractor canopy above. Fryer and separate charcoal grill. Radiator. Tiled flooring. LED under unit lighting.

### Storage Cellars

Providing excellent storage space and offering potential for upgrade/conversion, subject to any necessary consents required. Two excellent sized chambers plus rear access to the courtyard. WC off where the Worcester combination gas central heating boiler is located.

## TO THE FIRST FLOOR

### Landing

With stairs off to the second floor.

### Bedroom (1)

With three double glazed windows to the front elevation with fitted plantation shutters. Radiator. Excellent range of fitted wardrobes. Spotlighting.

### Bedroom (2)

With a double glazed window to the rear. Radiator. Spotlighting.

### Bedroom (3)

With a double glazed window to the rear. Radiator.

### Bathroom

With a freestanding bath with clawed feet and period style fittings. Separate walk-in shower enclosure. Pedestal wash hand basin and low level WC. Fully tiled. Spotlighting. Extractor fan. Double glazed window to the side elevation.

## TO THE SECOND FLOOR

### Second Floor Landing

With a loft access point.

### Bedroom (4)

With a double glazed window to the rear. Exposed floorboards. Radiator.

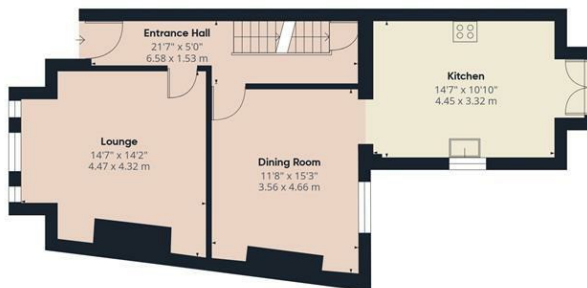
### Outside

To the front is an enclosed forecourt with brick and wrought iron perimeter boundary. To the rear is an enclosed courtyard, well screened for privacy with side access gate.





Floor -1



Ground Floor

Approximate total area<sup>(1)</sup>  
1827 ft<sup>2</sup>  
169.7 m<sup>2</sup>



Floor 1



Floor 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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