



Balmain Road
Urmston
M41 5TF

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

2 Balmain Road
Urmston
M41 5TF



£800,000

A STUNNING FOUR DOUBLE BEDROOM DETACHED PROPERTY SITUATED IN A POPULAR AND SOUGHT AFTER LOCATION Boasting a quite superb open plan kitchen/dining/family room with underfloor heating and Neff appliances. High quality fixtures and fittings utilised throughout. Excellent family accommodation of approx 2197 sq ft. Separate lounge, office, utility room and downstairs WC. Three bedroom suites with dressing areas and en-suite facilities. Well appointed family bathroom. Dormer loft conversion providing master bedroom suite. Excellent off road parking facilities. Good sized enclosed rear garden with raised patio and lawned areas. Situated within easy reach of local transport links, town centre facilities and within catchment for well regarded local primary and secondary school options. Virtual Tour Available. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Porch

With contemporary tiled flooring. Composite external door with adjacent side windows.

Entrance Hall

With stairs off to the first floor rooms. Underfloor heating with Heatmiser thermostat. Tiled flooring. Useful storage/cloaks cupboard off and access off to:

Downstairs WC

With a low level WC, tiled flooring and vanity wash hand basin with tiled splashback and storage below.

Office/Study

With a double glazed window to the front elevation. Underfloor heating with Heatmiser thermostat. Spotlighting.

Lounge

With a double glazed bay window to the front elevation and two double glazed windows to the side elevation. Woodburner inset within a feature recess within the chimney breast with brick hearth. Underfloor heating with heatmiser thermostat.

Open Plan Kitchen/Dining/Family Room

A superb bright and open entertaining space of generous proportions.. The kitchen section is well fitted with an excellent range of base and wall cupboard units and Quartz working surfaces with a one and a half bowl inset sink unit with mixer tap. Bricksip splashbacks. Large Island unit with five ring Neff gas hob with extractor above. Integrated dishwasher. Space for an American style fridge/freezer. Two Neff ovens/combination grill. The living section has a media wall with feature decorative bricksip with roof lantern. The dining section has two double glazed windows to the side elevation with feature lighting and built in storage. To the rear are tilt and slide bi-fold door leading out to the rear patio and garden beyond. Underfloor heating and spotlighting.

Utility Room

A really useful space with working surface incorporating storage cupboards and a single drainer stainless steel sink unit with mixer tap. Double glazed exit door to the side elevation. Wall mounted Vaillant combination gas central heating system. Plumbing for a washer and dryer. Spotlighting. Extractor fan.

TO THE FIRST FLOOR

Landing

With stairs off to the second floor. Spotlighting.

Bedroom (2)

With a double glazed bay window to the front elevation. Radiator. Currently in use as a home office.

Bedroom (3)

With a double glazed window to the rear elevation. Radiator. Open to a dressing area with open wardrobe storage. Door off to:

En-Suite Shower Room (3)

With a walk-in shower enclosure, low level WC and vanity wash hand basin. Double glazed window to the rear. Contemporary tiling. Chrome ladder radiator. Extractor fan.

Bedroom (4)

With two double glazed windows to the front elevation. Radiator. Wall light points and spotlighting. Open to a dressing area with open wardrobe storage. Door off to:



En-Suite Shower Room (2)

With a walk-in shower enclosure, low level WC and wall mounted wash hand basin. Chrome ladder radiator. Extractor fan. Double glazed window to the side elevation.

TO THE SECOND FLOOR

Second Floor Landing

With spotlighting. To:

Master Bedroom (1)

With a double glazed window to the rear and three Velux roof windows ensuring this room is flooded with natural light. Vertical radiator. Air conditioning unit. Spotlighting. Open eaves storage. Open to:

Dressing Room

With double glazed window to the rear. Fitted shelving and storage. Open to:

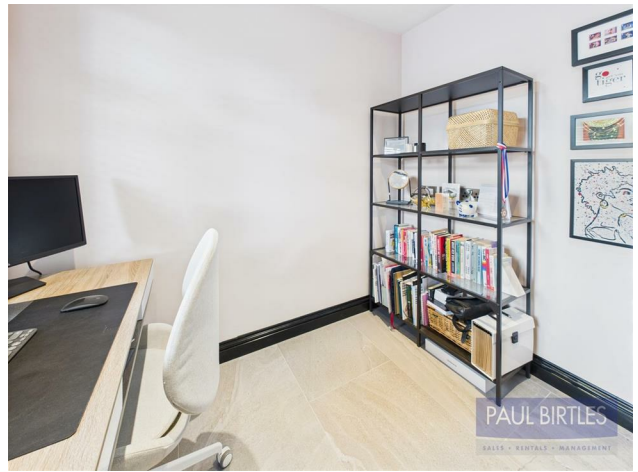
En-Suite Shower (1)

With a large walk-in shower enclosure with rainfall shower. Vertical radiator. Double wall hung vanity wash hand basin with storage below. Low level WC. Double glazed window to the rear. Contemporary tiling. Spotlighting. Extractor fan.

Outside

To the front of the property are excellent off road parking facilities for multiple vehicles with a brick block paved driveway. EV charging point.

To the rear is a good sized enclosed garden with raised Indian stone patio area and lawned areas. Outside lighting.



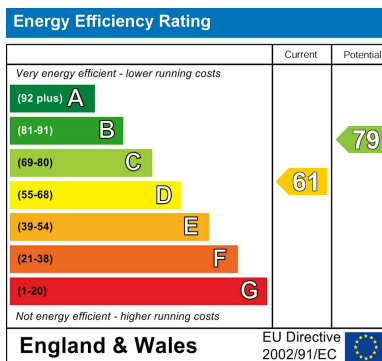


PAUL BIRTLES

2 Balmain Road, Urmston, Trafford, M41 5TF



PAUL BIRTLES



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

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

