



**Grosvenor Road**  
Urmston  
M41 5AQ

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

52 Grosvenor Road  
Urmston  
Trafford  
M41 5AQ



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## Offers Over £300,000

**\*TOWN CENTRE LIVING\*** A three bedroom Victorian mid-terraced property. Spacious accommodation of approx sq ft. Requiring a comprehensive schedule of modernisation but offering prospective purchasers a great opportunity to refurbish and personalise a property to their own requirements. Two separate reception rooms plus morning room and kitchen. Three well proportioned bedrooms. Well appointed bathroom. Located within a short stroll of Urmston Train Station, town centre amenities and primary/secondary schools. Must be viewed to be appreciated. Virtual Tour Available. Freehold. No ongoing vendor chain.

## TO THE GROUND FLOOR

### Vestibule

To:

### Entrance Hall

With stairs off to the first floor rooms. Radiator. Exposed floorboards.

### Lounge

With a double glazed bay window to the front elevation. Radiator. Built-in meter cupboards. Feature fireplace and surround with tiled hearth.

### Dining Room

With a double glazed window to the rear elevation. Feature fireplace and surround with tiled hearth.

### Morning Room

With a double glazed window to side elevation. Radiator. Feature recess inset within the chimney breast. Spacious understairs storage off.

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Space for a cooker. Tiled splashbacks. Plumbing for a washer. Double glazed window to the rear. Exit door to the side elevation.

## TO THE FIRST FLOOR

### Landing

With a loft access point. Wall mounted 'Valliant' combination gas central heating boiler.

### Bedroom (1)

With two double glazed windows to the front elevation. Fitted wardrobes. Cast-iron period fireplace within the chimney breast. Radiator.

### Bedroom (2)

With a double glazed window to the rear. Radiator. Cast-iron fireplace set within the chimney breast.

### Bedroom (3)

With a double glazed window to the rear. Radiator.

### Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low-level WC. Chrome ladder radiator. Extractor fan. Spotlighting. Metro tiling. A shower is installed over the bath with an anti-splash screen fitted.

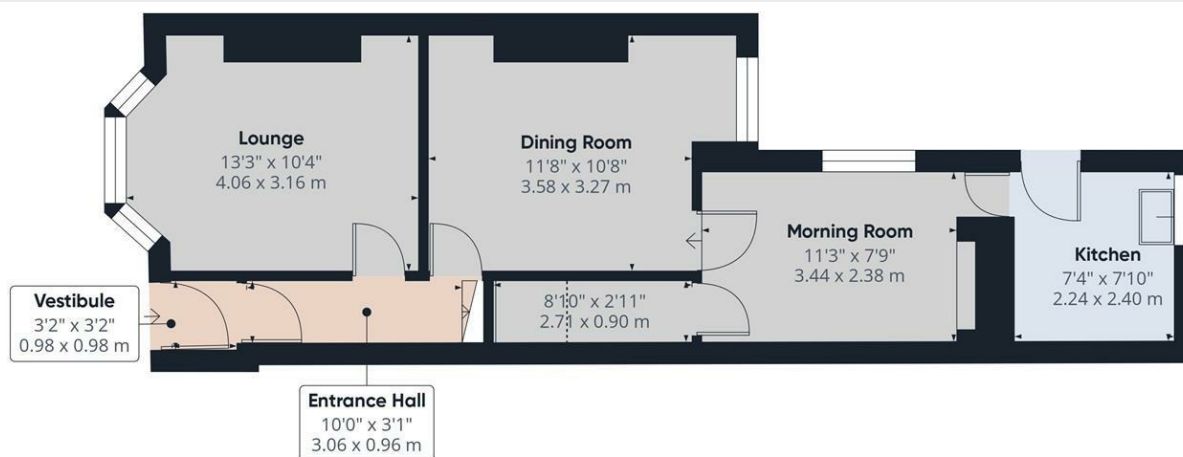
### Outside

To the front is a forecourt area. To the rear is an enclosed courtyard with rear access gate.

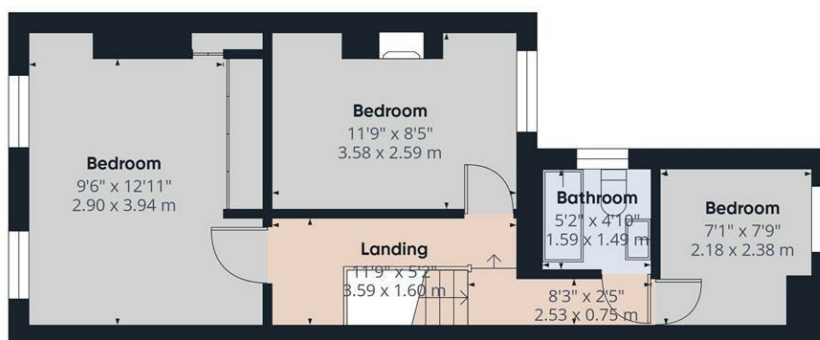


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Ground Floor



Floor 1

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

870 ft<sup>2</sup>  
80.8 m<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

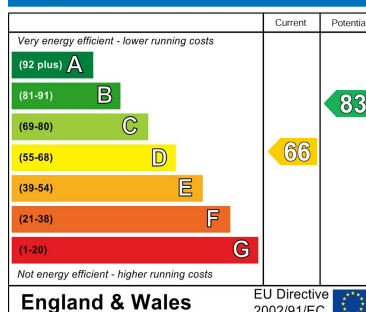
Reduced headroom

Below 5 ft/1.5 m

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



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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