



Stretford Road
 Urmston
 M41 9JY

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

41 Stretford Road
Urmston
Trafford
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Offers Over £375,000

SITUATED JUST A SHORT STROLL FROM THE MANY FACILITIES AVAILABLE IN URMSTON TOWN CENTRE A well presented three bedroom semi detached property that offers spacious accommodation with a gas central heating system and double glazing. Large double reception room with log burner. Good sized kitchen. Well appointed family bathroom with shower. Excellent off-road parking facilities for up to three cars. Great sized rear garden with summer house and outside storage. Occupying a fully enclosed plot. Freehold. Has to be viewed to be fully appreciated. Situated across Stretford Road from St Clements' Church. Virtual Tour Available. Approx 846 sq ft.

TO THE GROUND FLOOR

Porch

With double glazed units. Access door to :

Entrance Hall

With a radiator and stairs leading off to the first floor rooms.

Through Lounge/Dining Room

Originally two separate reception rooms with access doors still in situ so would easily re-convert if preferred. A log burner is installed within the chimney breast in the lounge section that also has a radiator and double glazed double doors and side panels to outside. The dining area has a double glazed bay window to the front and a display recess inset within the chimney breast with exposed brickwork. Radiator.

Kitchen

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces. The 'Worcester' combination gas central heating boiler is located here and there's a double glazed window to the side. Radiator, door to outside and tiled areas. There's a gas point for a cooker and plumbing is provided for an automatic washing machine. Space for appliances and pantry off.

TO THE FIRST FLOOR

Landing

With a double glazed window to the front and a loft access point.

Bedroom (1)

With a radiator and a double glazed window to the rear. Decorative period style fireplace.

Bedroom (2)

With a radiator and a double glazed window to the front. Decorative period style fireplace.

Bedroom (3)

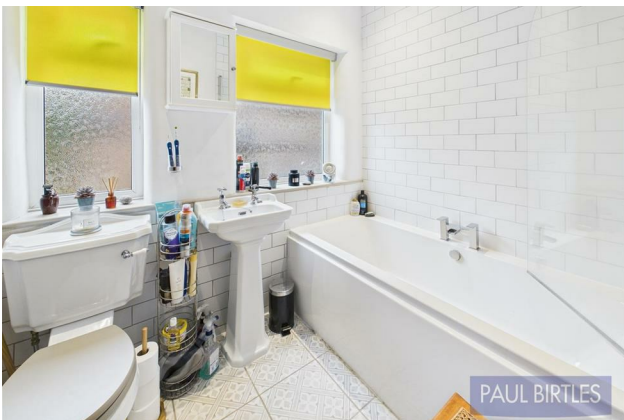
With a radiator and a double glazed window to the rear.

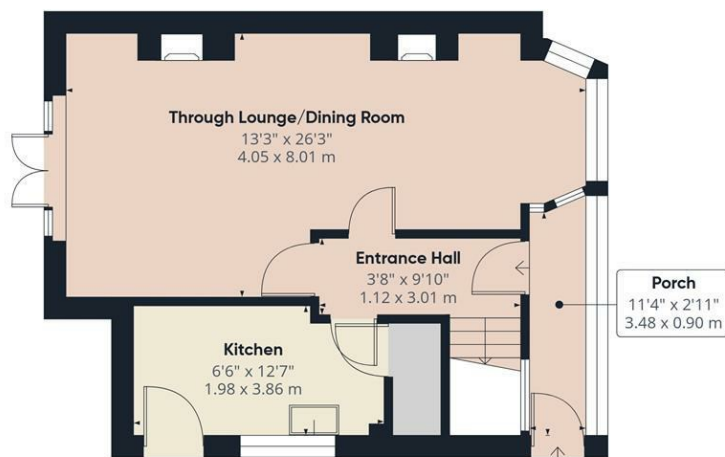
Bathroom

With a three-piece white suite comprising panelled bath, pedestal wash hand basin and low-level WC. An over the bath shower is installed along with an anti-splash screen. There are two double glazed windows to the side elevation, tiled areas and a chrome ladder radiator.

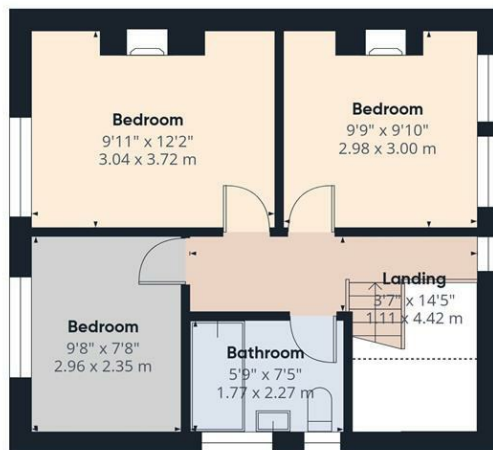
Outside

To the front and side of the property are excellent off-road parking facilities on a gated driveway. Up to three cars have been parked previously. To the rear is a really good sized garden with a paved patio, lawn and well stocked flowerbeds. There's a timber summerhouse, a shed and an outside storage facility.





Ground Floor



Floor 1

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Approximate total area⁽¹⁾
846 ft²
78.7 m²

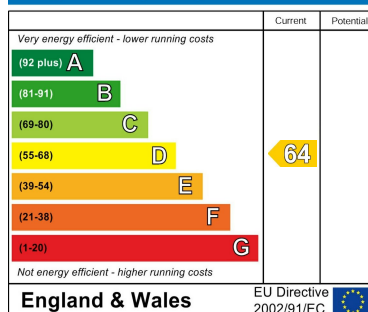
(1) Excluding balconies and terraces

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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