



Grosvenor Road
Urmston
M41 5AQ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

82 Grosvenor Road
Urmston
Trafford
M41 5AQ



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Offers Over £550,000

TOWN CENTRE LIVING A stunning four bedroom/two bathroom Edwardian semi-detached property. Fully refurbished by our clients since their purchase in 2020 and now providing a stylish mix of contemporary living whilst retaining many period features. Over 1600 sq ft. Spacious lounge, dining room and breakfast kitchen. Useful downstairs WC. Storage cellars offering scope for upgrade/conversion subject to any necessary consents required. Master bedroom with walk-in wardrobe area and en-suite shower room. Beautifully appointed family bathroom. Delightful enclosed rear garden with raised composite decking and artificial grass. Situated in the heart of Urmston Town Centre with all amenities on the doorstep. Walking distance to well regarded primary and secondary school options. A short stroll from Golden Hill Park. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms and off to the storage cellars. Period style radiator. Decorative panelling. Herringbone wood flooring. Stairs off to the first floor rooms. Door off to:

Downstairs WC

With period period style fittings comprising low level WC, wall hung wash hand basin and radiator.

Lounge

With a bay window with sash double glazed windows and fitted plantation shutters. Wall light points. Herringbone wood flooring. Fitted shelving to alcove. Wood burner inset within the chimney breast. Period style radiator.

Dining Room

With a double glazed window to the rear elevation with fitted plantation shutters. Period style radiator. Fitted bar area with wood working surface, undercounter wine cooler and shelving to alcoves. Wood burner inset within a feature recess in the chimney breast. Open to:

Breakfast Kitchen

A stunning open plan breakfast kitchen with an excellent range of base and wall cupboard units and quartz working surfaces. Central Island unit with Belfast sink inset. Integrated dishwasher. Space for an American style fridge/freezer. Tiled flooring. Spot lighting. Feature lighting. Space for a range style cooker. Underfloor heating. Vertical radiator. Double glazed window to the side elevation with fitted plantation shutters. Crittal doors lead out to the rear decking and garden beyond.

Storage Cellars

Range of cellar chambers with scope for upgrade/conversion, subject to any necessary consents required. One chamber houses the 'Vaillant' combination gas central boiler with plumbing for a washer and dryer.

TO THE FIRST FLOOR

Landing

With decorative wall panelling, storage/airing cupboard and door off to the second floor.

Bedroom (1)

With a double glazed sash bay windows to the front elevation with fitted plantation shutters. Period style radiator. Exposed floorboards. Open to walk-in wardrobe/dressing area with double glazed sash window to the front elevation. Ceiling rose. Door off to:

En-Suite Shower Room

With a walk-in shower enclosure, low level WC and wall hung wash hand basin. Fully tiled. Spot lighting. Extractor fan. Brass radiator.

Bedroom (2)

With a double glazed window to the rear with fitted plantation shutters. Radiator.

Bedroom (3)

With a double glazed window to the rear with fitted plantation shutters. Period style radiator. Fitted shelving.

Family Bathroom

TO THE SECOND FLOOR

Bedroom (4)

With Velux window and built in storage cupboard. Further eaves storage off.

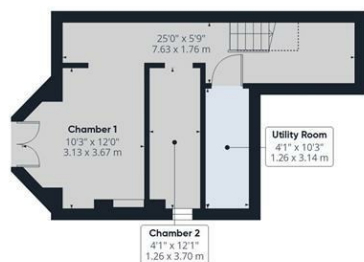
Outside

To the front of the property is an off road parking facility on a block paved driveway. To the rear is an enclosed garden with raised composite decking, artificial grass area with Venetian style fencing to the rear.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 990 years 13/04/1905 subject to an annual ground rent of £3.





Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

1603 ft²
149 m²

Reduced headroom

117 ft²
10.9 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

	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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