



**Westover Road**  
Urmston  
M41 7AQ

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT



6 Westover Road  
Urmston  
Trafford  
M41 7AQ



3



1



2



C

£400,000

**\*EXCELLENT STANDARD OF PRESENTATION\***

A three bedroom semi-detached property that has been extended and refurbished by our clients during the course of their ownership to now provide accommodation of approx 1014 sq ft. Superb open plan kitchen/living/dining room. Separate sitting room/play room or office suitable for a variety of uses. Useful utility room plus downstairs WC. Well appointed family bathroom. Excellent off road parking facility. Enclosed rear garden. Freehold. Positioned within catchment for well regarded local primary and secondary school options. Easy access to local transport links and within easy walking distance to Urmston Town Centre. Golden Hill & Davyhulme Parks close by. Must be viewed to be appreciated. Virtual Tour Available.

### Entrance Hall

With a feature entrance door with adjacent side windows. Stairs lead off to the first floor rooms. Tiled flooring. Radiator. Decorative panelling.

### Sitting Room/Office/Play Room

Suitable for a variety of uses with double glazed window to the front elevation. Radiator. The sellers have also utilised as a guest bedroom when needed.

### Open Plan Living/Kitchen/Dining Room

The living area has a double glazed window to the front elevation. A woodburner is inset within a feature recess within the chimney breast with tiled hearth. The kitchen section is well fitted with an excellent of base and wall cupboard units and working surfaces incorporating a double drainer sink unit set within an island unit. Four ring gas hob with extractor canopy. Smeg oven and microwave combination oven. Space for fridge/freezer. The room is flooded with natural light with two roof lanterns, double glazed window to the side elevation and five meter bi-fold doors that lead out to the rear garden. Tiled flooring throughout. Understairs storage off. Three radiators. Door off to:

### Utility Room

With working surfaces and cupboard units with plumbing for a washer and dryer provided. Tiled flooring. Radiator. Spotlighting. Exit door and double glazed window to the rear.. Wall mounted 'Worcester' combination gas central heating boiler. Door off to:

### Downstairs WC

With a low level WC and pedestal wash hand basin. Spotlighting.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the side on the stairs. Loft access point. The loft space is boarded for storage with drop down ladder.

### Bedroom (1)

With a double glazed window to the front. Radiator.

### Bedroom (2)

With a double glazed window to the rear. Radiator.

### Bedroom (3)

With a double glazed window to the front elevation. Radiator.

### Bathroom

With a suite comprising panelled bath with mixer tap and shower attachment, low level WC, Vanity wash hand basin with storage below and a walk-in shower enclosure. Double glazed window to the rear. Chrome ladder radiator. Spotlighting and extractor fan. Tiled areas.

### Outside

To the front is an off road parking facility for two cars. To the rear is an enclosed garden, mainly laid to lawn.





Ground Floor



Floor 1

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

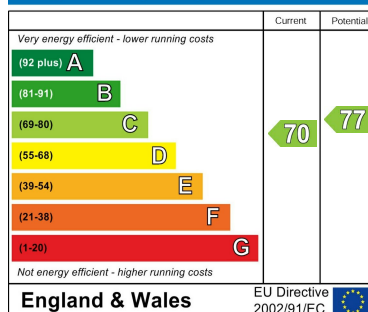
1014 ft<sup>2</sup>  
94.2 m<sup>2</sup>

(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



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](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT