



31 Westbourne Park | Urmston | Manchester | M41 0XR
£350,000

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



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Urmston

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EXCELLENT STANDARD OF PRESENTATION Just a short stroll from Urmston Town Centre. A three bedroom detached bungalow built 1980's. Occupying a generous corner plot. Refurbished kitchen and bathroom areas. 22' Through lounge/dining room. Fitted kitchen with built in oven and hob. Well appointed shower room/WC. Gas central heating system-combination boiler. Double glazed windows and exterior doors. En-suite facilities. Garden areas to front, side and rear. Two driveways for off road parking. Must be viewed to be appreciated. Freehold.

Covered Entrance

With a quarry tiled floor to:

Entrance Hall

Access via double glazed double doors. Radiator and a loft access point. Laminate flooring.

Lounge/Dining Room 22' 2" x 10' 8" (6.75m x 3.25m)

With two radiators and laminate flooring right through. Double glazed bay window to the front and double glazed double doors to outside.

Kitchen 10' 2" x 8' 6" (3.10m x 2.59m)

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Two double glazed windows to the rear. Space for appliances with plumbing for an automatic washer. Radiator and tiled areas.

Bedroom (1) 11' 3" x 10' 7" (3.43m x 3.22m)

With a radiator and a double glazed window to the side. Further double glazed window to the rear. Laminate flooring.

Bedroom (2) 11' 3" x 8' 8" (3.43m x 2.64m)

With a radiator and a double glazed window to the front. Range of fitted wardrobes and storage space. Laminate flooring.

Shower Room

With a walk-in shower area, pedestal wash hand basin and low level WC. Ladder radiator and circular window to the front. Tiled decor, spotlighting and a extractor fan.

Inner Hallway

With a cupboard off where the combination gas central heating boiler is located.

Bedroom (3) 14' 3" x 8' 0" (4.34m x 2.44m)

Accessed via an inner hallway from the living room with a radiator and a double glazed window to the front. Door to:

En-Suite Shower Room 5' 1" x 5' 1" (1.55m x 1.55m)

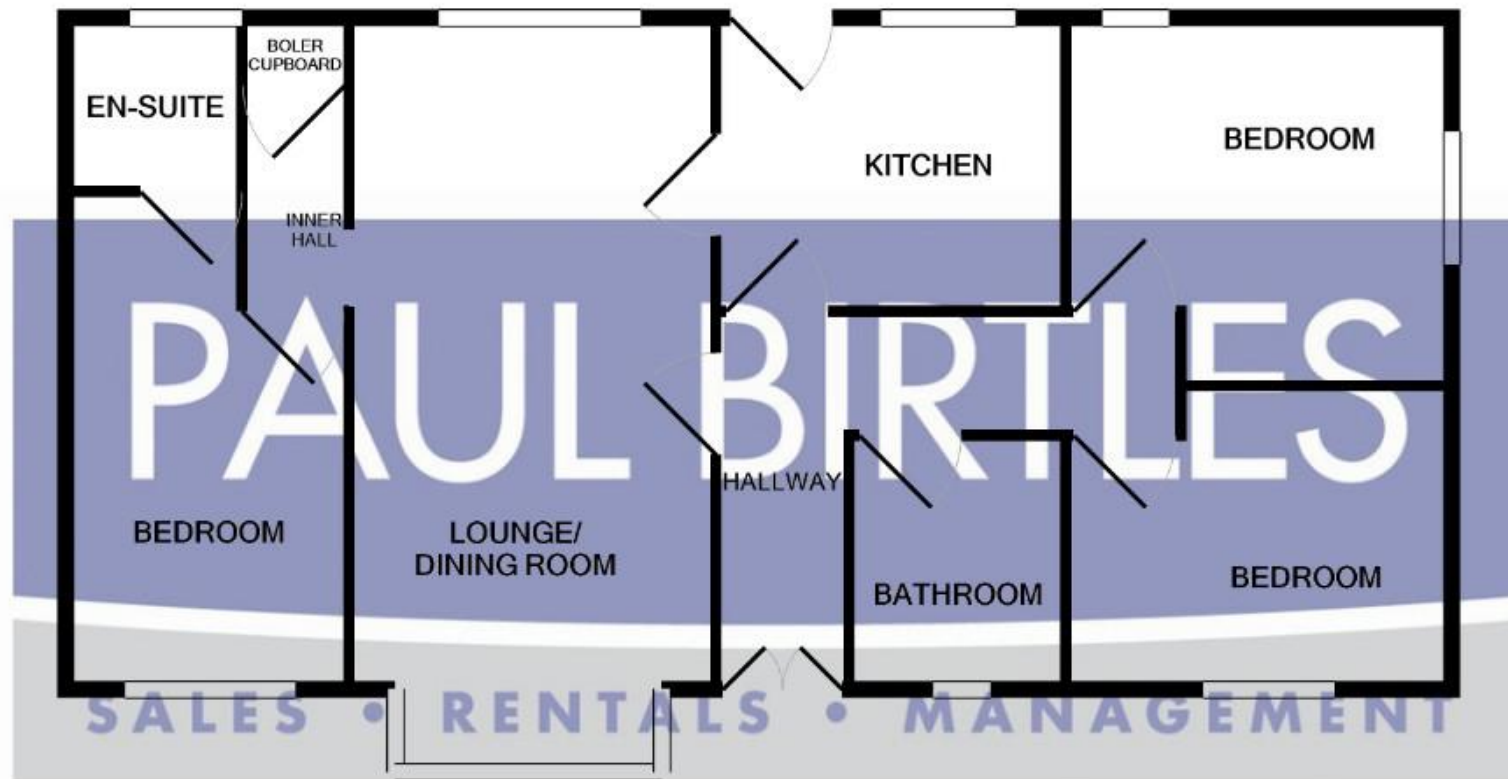
With walk-in shower, pedestal wash hand basin and low level WC. Tiled areas. Double glazed window to the rear. Extractor fan.

Outside

The bungalow occupies a corner plot with two driveways that provides an off road parking facility. Lawn and patio to the rear plus additional side garden.



To view this property call Paul Birtles Estate Agents on **0161 747 9095**



TOTAL APPROX. FLOOR AREA 805 SQ.FT. (74.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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