



Church Road
Urmston
M41 6HD

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

252 Church Road
Urmston
Trafford
M41 6HD



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Offers Over £395,000

NO ONGOING VENDOR CHAIN A recently refurbished older style three double bedroom semi-detached property that's situated in a most convenient location. Two separate reception rooms plus large refitted kitchen/diner with Quartz working surfaces. Beautifully appointed bathroom/WC. Useful storage cellars below the property. Gas central heating system-combination boiler. Off road parking facility. Enclosed rear garden. High quality fixtures and fittings throughout with many period features retained. Freehold. Must be viewed to be appreciated. Virtual Tour Available. Spacious accommodation of approx 1406 sq ft.

TO THE GROUND FLOOR

Entrance Hall

With a beautiful entrance door with leaded lights and stained glass inserts providing a focal point to the spacious entrance hall. Stairs off to the first floor rooms plus door off to the cellar. Radiator. LVT flooring. Many period features retained.

Lounge

With a double glazed bay window to the front elevation. Log burner inset within a feature recess within the chimney breast with tiled hearth and wooden mantel. Radiator.

Rear Sitting Room

With a period style fireplace with feature surround. Double glazed window to the rear. Two radiators.

Kitchen/Diner

A refitted kitchen/diner with an excellent range of base and wall cupboard units with Quartz working surfaces incorporating a one and a half bowl inset sink unit with mixer tap. Quartz splashbacks. LVT flooring. Double glazed windows to the rear and side elevations and exit door to the side ensuring ample natural light. Spotlighting. Radiator. Gas hob and oven. Integrated fridge/freezer. Plumbing for a washer and dryer.

Storage Cellar

Providing useful storage facility and offering potential to convert subject to any necessary consents required, The 'Veissmann' combination gas central heating boiler is located here. There is an access door from the rear garden to the cellar.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With two double glazed windows to the front elevation. Radiator. Cast iron decorative fireplace.

Bedroom (2)

With a double glazed window to the rear. Radiator. Period style fireplace.

Bedroom (3)

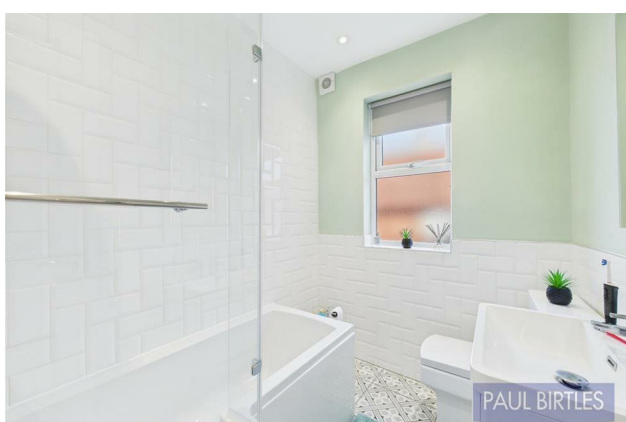
With a double glazed window to the rear. Radiator. Cast iron decorative fireplace.

Family Bathroom

With a three piece white suite comprising 'P' shaped panelled bath, low level WC and vanity wash had basin with storage below. LED mirror. Shower installed over the bath with an anti splash screen fitted. Contemporary tiling. Double glazed window to the side elevation. Chrome ladder radiator.

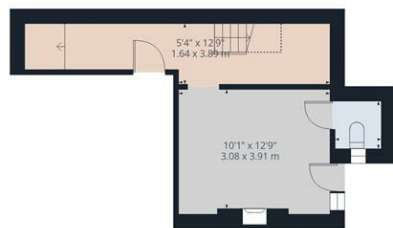
Outside

to the front of the property is an off road parking facility on a paved driveway. To the rear is an enclosed garden, mainly laid to lawn.



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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1406.5 ft²

130.67 m²

Reduced headroom

12.34 ft²

1.15 m²

(1) Excluding balconies and terraces

Reduced headroom

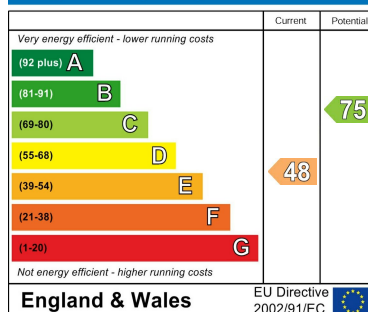
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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