



Cumberland Road
Urmston
M41 9HR

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

29 Cumberland Road
Urmston
Manchester
M41 9HR



£475,000

AN EXTENDED, INTER-WAR BUILT THREE BEDROOM SEMI-DETACHED PROPERTY Situated in a popular and highly regarded location that's convenient for the facilities available within Urmston Town Centre. Two separate reception rooms plus breakfast/kitchen. Useful ground floor WC. Three excellent sized bedrooms. Shower room and separate WC. Gas central heating system and double glazing. Pleasant gardens to the front and rear. Driveway for off-road parking plus carport. Southerly rear aspect. No ongoing vendor chain. Must be viewed to be appreciated. Freehold. Excellent potential for those buyers looking to put their own stamp on a property. Approx 1093 sq ft. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

built on at the front of the property of brick construction. Access to:

Downstairs WC

With a low-level white suite incorporating a wash hand basin with mixer tap. Radiator, extractor fan and double glazed window to the front.

Entrance Hall

With a feature entrance door and side panels with leaded lights and stained glass inserts. Radiator. Stairs lead off to the first floor rooms with a feature window to the side with leaded lights and stained glass inserts.

Dining Room

With a radiator, a fitted gas fire and a double glazed bay window to the front.

Extended Lounge

With a coal effect fire set within a feature fireplace, a radiator and a double glazed sliding patio door to the rear patio and garden beyond.

Extended Breakfast Kitchen

With a single drainer sink unit with mixer tap and range of base and wall cupboard units and working surfaces incorporating an oven and hob. There's a radiator, three windows to two elevations and a double glazed exit door to the garden. The Glow-worm combination gas central heating boiler is located here and there's ample space for appliances. Tiled areas. Useful under stairs storage facility off.

TO THE FIRST FLOOR

Landing

To:

Bedroom (1)

With a radiator and a double glazed bay window to the front. Good range of fitted wardrobes and storage space with matching dressing table facility and bedside units.

Bedroom (2)

With a radiator and a double glazed window to the rear. Fitted wardrobe and storage space.

Bedroom (3)

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

Shower Room

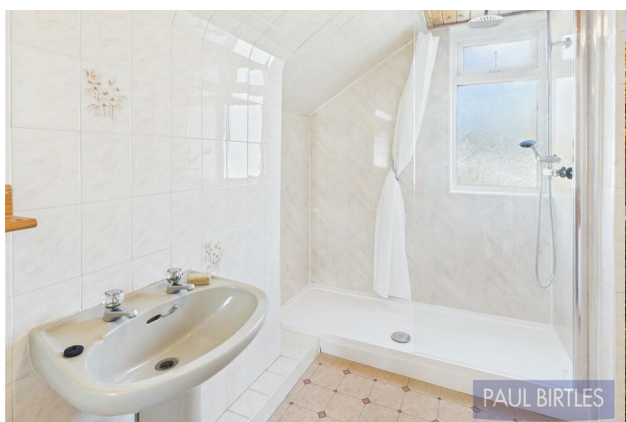
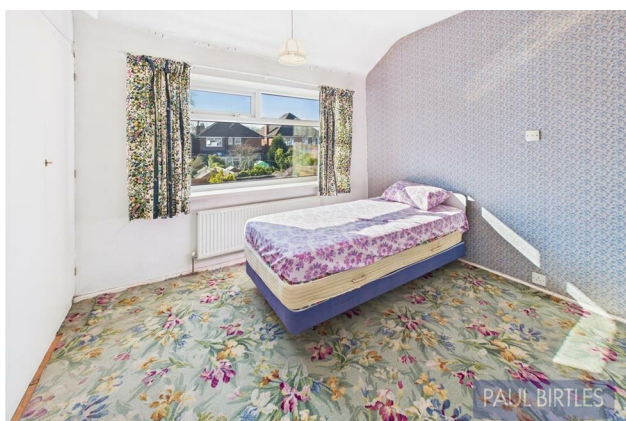
With a walk-in shower, a pedestal wash hand basin and a double glazed window to the front. Tiled decor, part wood panelled ceiling and a radiator. Mirror fitment.

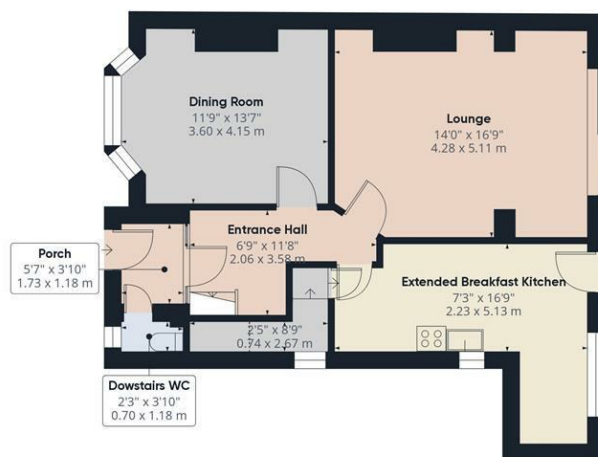
Separate WC

With a low level white suite, tiled decor and a double glazed window to the side.

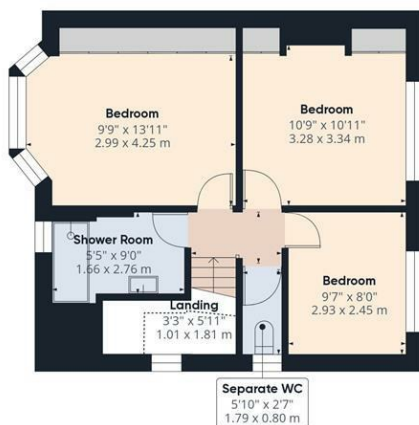
Outside

To the front of the property is a lawned garden with stock flowerbeds. A paved driveway provides an off-road parking facility and gives access to a carport. To the rear is a fully enclosed garden, with a southerly aspect, that incorporates a lawned area, a patio section and stock flowerbeds.





Ground Floor



Floor 1

Approximate total area[®]

1092.99 ft²

101.54 m²

Reduced headroom

8.79 ft²

0.82 m²

(1) Excluding balconies and terraces

Reduced headroom

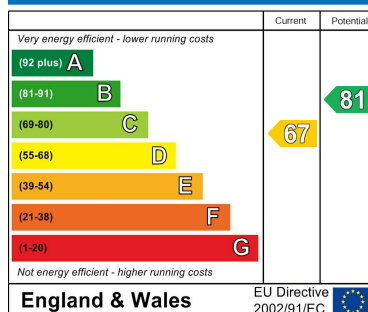
Below 5 ft/1.5 m

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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