

## 2 Gilpin Road

Urmston, Manchester, M41 9NE

**\*STUNNING PRESENTATION THROUGHOUT\*** Park Lane Estate Agents are delighted to offer For Sale this much-loved and beautifully presented five-bedroom semi-detached house on Gilpin Road, a much sought-after residential road in Urmston. The property has been modernised throughout, boasting a sizeable kitchen/diner, bespoke fitted wardrobes in some bedrooms and a stylish four-piece family bathroom. The tasteful and well-thought-out extension also includes the loft space, which is fully boarded and accessed via drop-down ladders. The house is perfectly positioned for easy access to a wealth of local amenities, including schools, shops, playing fields, transport links and Humphrey Park Allotments. The property is uPVC double glazed throughout and warmed by gas central heating. The internal accommodation comprises entrance hallway, through dining room and lounge, fifth bedroom, kitchen diner, stairs to the first floor landing, master bedroom with an en-suite, second bedroom, third bedroom, fourth bedroom and family bathroom. A large loft spanning approximately 28ft is fully boarded and accessed via a drop-down ladder. Externally to the front, the property offers an easy-to-maintain paved garden and off-road parking. To the rear of the property is a sizeable L-shaped garden which boasts a mix of patio, decking and artificial lawn. This property must be viewed to appreciate the size and quality on offer. Contact us now to arrange your viewing!

**Offers Over £500,000**

## 2 Gilpin Road

Urmston, Manchester, M41 9NE

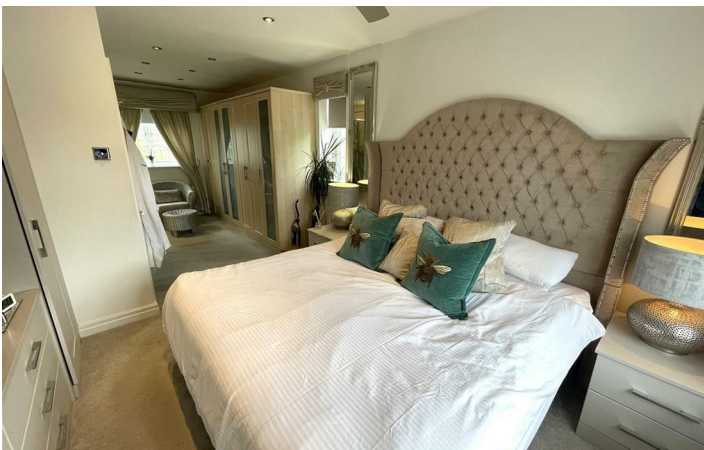


- EXTENDED FIVE BEDROOM SEMI-DETACHED
- LARGE MASTER BEDROOM WITH EN-SUITE
- OFF ROAD PARKING
- SIZEABLE REAR GARDEN
- MODERN KITCHEN AND BATHROOMS
- FULLY BOARDED LOFT WITH DROP DOWN LADDERS
- WARMED BY GAS CENTRAL HEATING & UPVC DOUBLE GLAZED THROUGHOUT
- CONTACT US NOW TO ARRANGE YOUR VIEWING!



Directions







# Floor Plan



FIVE-BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA: 1666 sq.ft. (154.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

