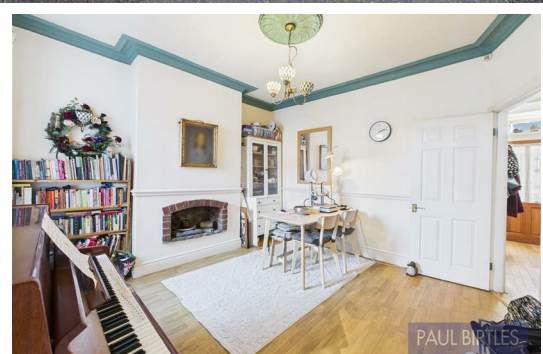




Roseneath Road  
Urmston  
M41 5AZ

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT



64 Roseneath Road  
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M41 5AZ



4



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2



C

Offers Over £375,000

**\*TOWN CENTRE LIVING\*** A four bedroom Victorian mid-terraced property offering spacious and versatile accommodation in the heart of Urmston Town Centre. Accommodation of approx 1275 sq ft arranged over four floors. Many period features retained. Two separate reception rooms plus kitchen. Useful storage cellar. Beautifully appointed four piece bathroom plus separate WC. Master bedroom to second floor. Scope for purchasers to personalise to their own requirements. Enclosed garden to the rear. Walking distance to well regarded primary and secondary school options. A short stroll from Golden Hill Park. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Vestibule

To:

### Entrance Hall

With stairs off to the first floor rooms. Radiator with a decorative cover. Wood flooring.

### Lounge

With a double glazed bay window to the front elevation. Radiator. Fitted shelving to alcoves. Feature recess within the chimney breast.

### Dining Room

With a double glazed window to the rear. Radiator. Feature recess within the chimney breast. Door to the cellar and open to:

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Tiled splashbacks. 'Worcester' wall mounted combination gas central heating boiler. Plumbing for a washer and dishwasher. Built in oven and grill. Gas hob with extractor canopy. Double glazed windows to two elevations and exit door to the rear garden.

### Storage Cellar

With double glazed window to the front elevation. Providing useful storage with potential for upgrade/conversion, subject to any necessary consents required.

## TO THE FIRST FLOOR

### Landing

To:

### Bedroom (2)

With a double glazed window to the rear. Range of fitted wardrobes. Radiator.

### Bedroom (3)

With a double glazed window to the front. Recess with the chimney breast. Radiator.

### Bathroom (4)

With a double glazed window to the front. Radiator.

### Bathroom

With a tile panelled bath, low level WC and pedestal wash hand basin. Separate, walk-in shower compartment. Period style radiator. Spot lighting. Double glazed window to the rear. Tiled walls.

### Separate WC

With a low level WC and wall hung wash hand basin with tiled splashback. Radiator. Double glazed window to the side.

## TO THE SECOND FLOOR

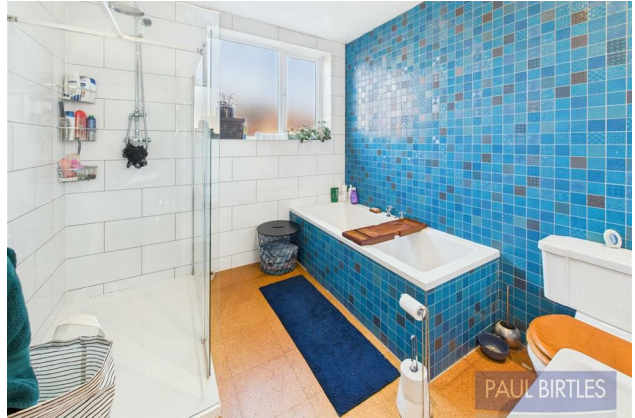
### Stairs lead from the first floor landing to:

### Bedroom (1)

With roof window and double glazed window to the rear providing ample natural light. Radiator. Built in storage.

### Outside

To the front is an enclosed forecourt. To the rear is an enclosed garden with a rear access gate.

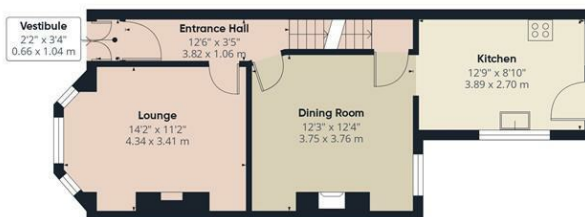


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Floor -1



Ground Floor

Approximate total area<sup>(1)</sup>  
1275 ft<sup>2</sup>  
118.3 m<sup>2</sup>



Floor 1



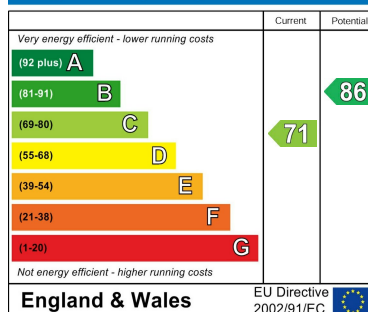
Floor 2

(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)



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