











**Derby Road**

Urmston

M41 0UF

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

19 Derby Road
Urmston
Trafford
M41 0UF












£675,000

*AN EDWARDIAN FOUR DOUBLE BEDROOM SEMI-DETACHED PROPERTY* Presented in immaculate condition throughout and offering spacious family accommodation arranged over four floors. Approx 1978 sq ft. Mixing period features with modern high quality fixtures and fittings. Two separate reception rooms plus open plan extended kitchen/diner. Useful range of cellar rooms offering scope to upgrade/convert (subject to any necessary consents required). Four well proportioned bedrooms with en-suite shower room/WC to master bedroom. Beautifully appointed family bathroom with Villeroy & Boch fittings. Excellent gated off road parking facilities with EV charging point. Enclosed private garden areas to the side and rear. Situated on the fringe of Urmston Town Centre within walking distance of Urmston Train Station, all town centre amenities, Golden Hill and Davyhulme Parks. Ideally positioned for access to the well regarded local primary and secondary schools. Must be viewed to be appreciated. Virtual Tour Available. Freehold.

## TO THE GROUND FLOOR

**Vestibule**
With attractive period tilling. To:

**Entrance Hall**
With stairs off to the first floor rooms. Radiator. Feature entrance door with adjacent side window with leaded lights and stained glass inserts. A door leads off to the cellars.

**Lounge**
With a double glazed bay window to the front with encapsulated stained glass. Wall light points. Modern fitted Parquet wood flooring. A most attractive feature fireplace with hearth and tiled inserts provides a focal point of this room. Radiator.

**Sitting Room**
With a double glazed side bay window with encapsulated stained glass. Radiator. Modern fitted Parquet wood flooring. A most attractive period fireplace set within a featured surround with tiled inserts and hearth.

**Open Plan Kitchen/Diner**
With an excellent range of base and wall cupboard units and Granite working surfaces incorporating a one and a half bowl inset sink unit with mixer tap. Two radiators. Integrated fridge/freezer. Metro tiled splash backs. Bosch built in oven and grill. Smeg four ring gas hob with extractor. Tiled flooring and modern fitted Parquet wood flooring in the dining area. Double glazed windows and exit door with encapsulated stained glass and double glazed patio doors lead out to the rear.

**Cellars**
The cellars offer excellent dry storage with potential to convert/upgrade (subject to any necessary consents required). The cellars comprise four chambers. One chamber is utilised as a utility withworking surfaces, base and wall cupboard units and plumbing for a washer. Wall mounted ‘Worcester’ condensding combination gas central heating boiler. (Installed 2022). The other three chambers are currently utilised for storage.

## TO THE FIRST FLOOR

**Landing**
With stairs off to the second floor.

**Bedroom (1)**
With a double glazed bay window to the front elevation with encapsulated stained glass. Excellent range of fitted wardrobes. Radiator. Period cast iron fireplace provides a focal point of this room. Door off to:

**En-Suite Shower Room/WC**
With a corner shower enclosure, low level WC and Vanity wash hand basin. Fully tiled. Extractor fan and spotlighting. Chrome ladder radiator. Double glazed window to the front with encapsulated stained glass.

**Bedroom (2)**
With a double glazed window to the side elevation with encapsulated stained glass. Radiator. Cast iron period fireplace. Ample space for wardrobes.










**Bedroom (3)**
With a double glazed window to the rear with encapsulated stained glass. Radiator. Excellent range of fitted wardrobes with dressing table and storage.

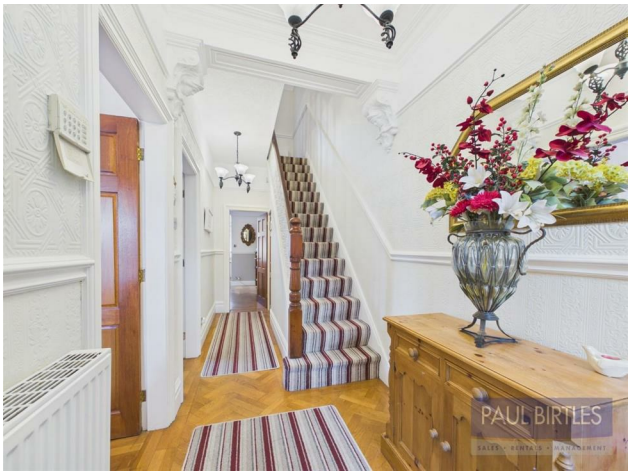
**Bathroom**
With a four piece suite comprising 'Villeroy & Boch' tile panelled bath, low level WC, wall hung Vanity wash hand basin and corner walk-in shower enclosure with rainfall shower. Anthracite feature radiator. Spotlighting and extractor fan. Two double glazed windows to the rear with encapsulated stained glass.

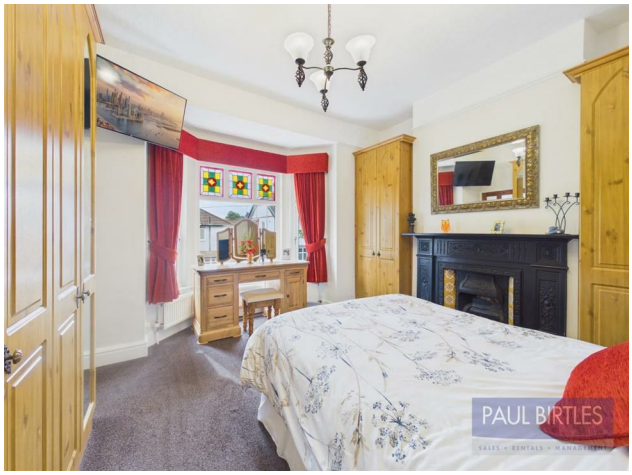
**TO THE SECOND FLOOR**

**Second Floor Landing**
With a radiator, Velux roof window and access to eaves.

**Bedroom (4)**
With a double glazed window to the side elevation with encapsulated stained glass and Velux roof window. Radiator. Vanity wash hand basin. Fitted eaves storage built in suitable for hanging clothes etc. (Not shown on floorplan)

**Outside**
The property occupies a corner plot on the corner of Rowan Avenue and Derby Road, To the front are excellent gated off road parking facilities with EV charging point. To the side and rear are garden areas offering excellent privacy with composite fencing and side gate.

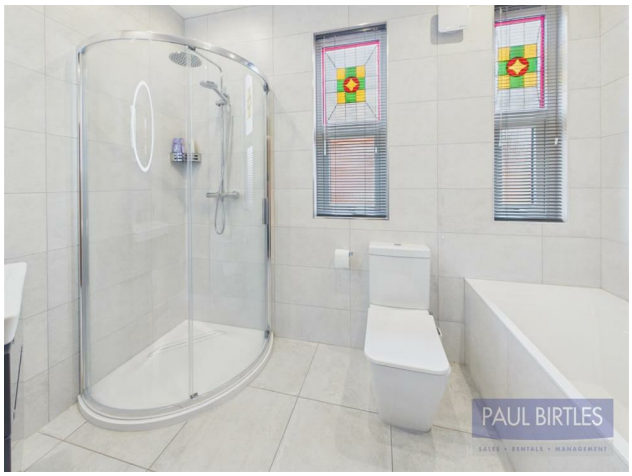

PAUL BIRTLES

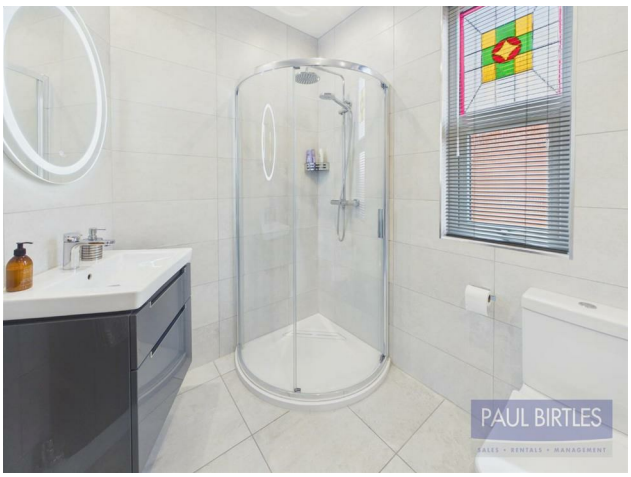

PAUL BIRTLES

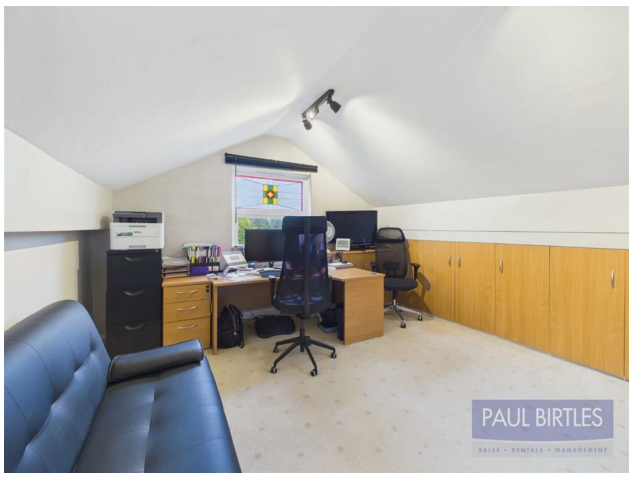

PAUL BIRTLES


PAUL BIRTLES


PAUL BIRTLES


PAUL BIRTLES


PAUL BIRTLES


PAUL BIRTLES



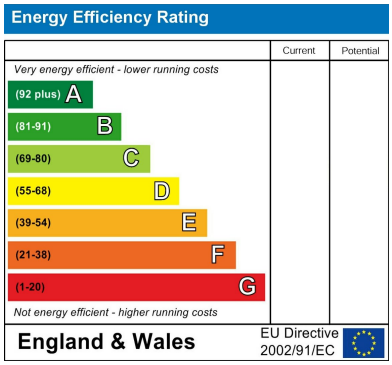

# 19 Derby Road, Urmston, Trafford, M41 0UF












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

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk


PAUL BIRTLES
SALES • RENTALS • MANAGEMENT