







Park Road South

Trafford

M41 5AR

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

9 Park Road South
Urmston
Trafford
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Offers Over £375,000

A REFURBISHED THREE DOUBLE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN THE HEART OF URMSTON TOWN CENTRE Providing move-in ready accommodation suitable for a variety of purchasers. Two separate reception rooms plus newly installed breakfast kitchen. Three well proportioned bedrooms, a well appointed bathroom and separate WC at first floor level. Excellent off road parking to the front on a newly installed driveway. Rear garden with patio and garden area with new perimeter fencing and rear access gate. Occupying a most convenient location with all town centre amenities, shops and train station within walking distance. Well regarded primary and secondary schools close by. Virtual Tour Available. Freehold.

TO THE GROUND FLOOR

Entrance Hall
With stairs off to the first floor rooms. Laminate flooring. Spotlighting. Radiator. Door off to:

Downstairs WC
With a low level WC and wall hung wash hand basin.

Lounge
With a double glazed windows to the front elevation. Laminate flooring. Vertical radiator.

Dining Room
With double glazed patio doors with adjacent side windows leading to the rear patio and garden beyond. Laminate flooring. Vertical radiator.

Breakfast Kitchen
With a range of base wall cupboard units and working surfaces incorporating a Franke matte black inset sink unit with mixer tap. Electric hob with extractor above and built in oven. Understairs storage with plumbing for a washer. Laminate flooring. Breakfast bar facility. Vertical radiator. Double glazed window to the rear and exit door to the side elevation. Potterton wall mounted combination gas central heating boiler. Spotlighting and extractor fan.

TO THE FIRST FLOOR

Landing
With a loft access point and double glazed window to the side on the stairs.

Bedroom (1)
With a double glazed window to the front. Radiator.

Bedroom (2)
With a double glazed window to the rear. Radiator.

Bedroom (3)
With a double glazed window to the rear. Radiator.

Bathroom
With a suite comprising tile panelled bath, Vanity wash hand basin and walk-in shower enclosure with mixer shower. Spotlighting. Extractor fan. Chrome ladder radiator. Double glazed window to the side elevation.

Separate WC
With a low level WC and wash hand basin with extractor fan, spotlighting and double glazed window to the front.

Outside
To the front is an off road parking facility for up to three cars. To the rear is an enclosed garden with paved patio and garden area which has been recently seeded. New perimeter fencing and rear access gate installed.

Agents Note
A digitally altered version of the garden once the seed has taken is used in the marketing.


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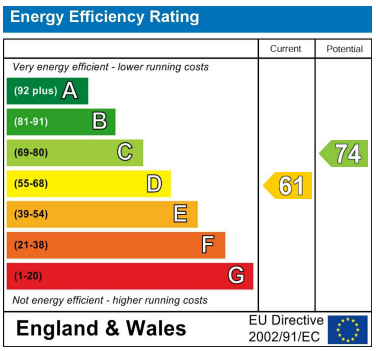

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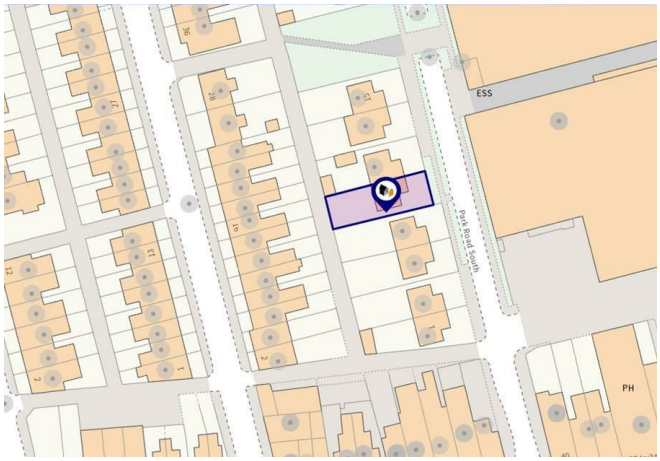

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