



Walmsley Grove
Urmston
M41 9BT

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

12 Walmsley Grove
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Trafford
M41 9BT



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Offers Over £500,000

A SIGNIFICANTLY EXTENDED FOUR BEDROOM/TWO BATHROOM SEMI-DETACHED PROPERTY Offering spacious and versatile family accommodation of approx 1359 sq ft. Extensive ground floor accommodation of approx 955 sq ft to include three separate reception rooms, kitchen, utility and ground floor bedroom with en-suite shower/WC. Presented in excellent condition throughout. Beautifully appointed bathroom and separate WC. Delightful enclosed rear garden with porcelain paved patio, outdoor bbq area and artificial grass with an easterly aspect. Excellent off road parking facilities to the front and side. Situated in a most convenient location within easy walking distance of all amenities available within Urmston Town Centre. Freehold. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Entrance Hall

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

Utility Room

With working surface incorporating an inset sink unit with mixer tap. Range of base and wall cupboard units. Spot lighting. Plumbing for a washer.

Lounge

With a double glazed bay window to the front elevation with bespoke built-in seating/storage. Laminate flooring and radiator.

Kitchen

With a range of base and wall cupboard units and island unit with Corian worktop with inset sink unit. Radiator. Undercounter lighting. Space for a range style cooker with extractor canopy. Spot lighting. Open to:

Dining Room

With built in seating, vertical radiator and laminate flooring to match the ground floor. Double glazed patio doors with adjacent side windows lead out to the rear garden. Further double glazed windows to the side elevation. Double doors open to:

Rear Sitting/Family Room

With double glazed windows to the rear and side elevation with exit door to the side. Spot lighting and ceiling fan. Laminate parquet effect flooring. Door off to the utility and door off to:

Ground Floor Bedroom (4)

With a double glazed window to the front elevation. Electric radiator. Concertina door off to:

En-Suite Shower Room/WC

With walk-in shower with electric shower, wall hung wash hand basin with Triton water heater and low level WC. Spot lighting. Extractor fan. Tiled areas.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side elevation. Loft access point.

Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Laminate flooring.

Bedroom (2)

With a double glazed window to the rear. Radiator. Range of fitted wardrobes with mirror fronted sliding doors.

Bedroom (3)

With a double glazed window to the front. Radiator. Laminate flooring.

Separate WC

With a low level WC. Double glazed window to the side elevation. Extractor fan. Half-tiled walls.

Bathroom

With a bath with clawed feet and Vanity wash hand basin. A shower is installed over the bath with an anti-splash screen fitted. Matte black ladder radiator. Double glazed window to the rear. A cupboard off houses the Glow-Worm combination gas central heating boiler. Spot lighting.

Outside

To the property occupies an excellent sized plot. To the front is an off road parking facility for multiple cars. There is further gated parking available to the side elevation. To the rear and side elevations are enclosed garden areas with porcelain tiled paving and artificial grassed areas with outdoor kitchen/bbq area. The rear has an easterly aspect.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
1359 ft²
126.3 m²

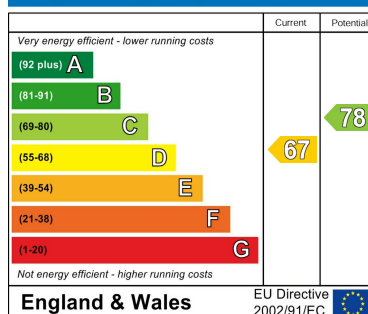
(1) Excluding balconies and terraces

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

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk



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