







Derby Road

Urmston

M41 0UF

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

27 Derby Road
Urmston
Trafford
M41 0UF

4

2

2

£699,999

A DELIGHTFUL PERIOD SEMI-DETACHED PROPERTY POSITIONED ON THE FRINGE OF URMSTON TOWN CENTRE Offering well presented spacious family accommodation arranged over four floors. Approx 1698 sq ft. Superb open plan kitchen/dining/family room. Professionally converted cellar with shower room/WC. Three first floor double bedrooms with a loft room to the second floor currently utilised as a bedroom. The loft room offers scope to upgrade/convert (subject to any necessary consents required). Well appointed bathroom with separate WC. Delightful enclosed rear garden with Indian stone paving. Mixing period features with contemporary modern living. Within a short stroll of the town centre facilities, train station etc and positioned within easy reach of well regarded primary and secondary schools. Must be viewed to be appreciated. Virtual Tour Available. Freehold.

TO THE GROUND FLOOR

Vestibule
To:

Entrance Hall
With stairs off to the first floor rooms. Period style column radiator. Beautiful entrance door with adjacent side window with stained glass. Glass balustrades. A staircase leads down to:

Converted Cellar - Office/Lounge/Bedroom
A professionally converted cellar with a double glazed window to the front elevation. Wood laminate flooring. Spotlighting. Bespoke meter cupboard. Period style column radiator. The cellar conversion Includes full tanking, flood detection and sump pump with humidistat. Cabling for phone and LAN. Suitable for a variety of uses including a further bedroom. Door off to:

Shower Room/WC
With a corner shower enclosure, low level WC and wall hung wash hand basin. Spotlighting. Extractor fan. Metro tiling.

Lounge
With a double glazed bay window to the front elevation with stained glass. Feature recess within the chimney breast. Period radiator.

Open Plan Kitchen/Dining/Family Room
With three meter bi-fold doors with integrated blinds leadiing out to the rear garden. The kitchen is well fitted with an excellent range of base and wall cupboard units and working surfaces incorporating an inset single drainer sink unit with mixer tap. Built in Bosch oven and microwave. Integrated dishwasher. Breakfast bar facility with induction hob and extractor above. Two integrated fridges. Hexagonal tiled splashbacks. In the dining section there is a large vertical column radiator and a feature recess within the chimney breast with spotlighting. In the sitting/living area there are double glazed patio doors to the side elevation with stained glass, a further vertical column radiator and door off to:

Utility Room
With plumbing for a washer, space for further appliances and wall mounted 'Worcester' combination gas central heating boiler.

TO THE FIRST FLOOR

Landing
With a period style column radiator. Stairs lead off to the second floor.

Bedroom (1)
With a double glazed bay window and further double glazed window with stained glass. Bespoke fitted Todd James wardrobes. Period style column radiator.

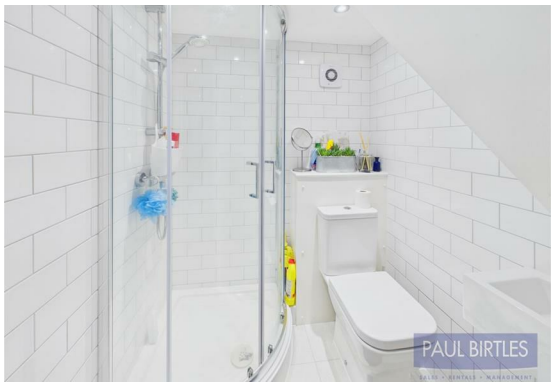
Bedroom (2)
With a double glazed window to the rear. Radiator. Double alcove fitted wardrobes. Radiator. Period style cast iron fireplace.

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

Separate WC
With a low level WC and double glazed window to the rear. Period style marble New York floor tiling.







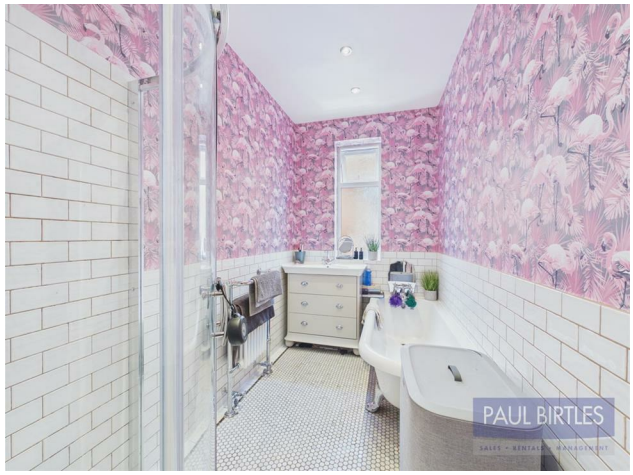
Bathroom
With a suite comprising corner shower enclosure, bath with clawed feet and Vanity wash hand basin. Period style radiator. Double glazed window to the side elevation. Metro tiling to walls and period style New York marble hexagon mosaic tiles to floor. Spotlighting and extractor fan.

TO THE SECOND FLOOR

Loft Room / Potential Bedroom
With two Velux roof windows to the rear elevation. Carpeted, plastered and painted with integrated storage cupboard. Plumbing branches ready from the first floor to add central heating. Offering scope for further upgrade/conversion (subject to any necessary consents required).

Outside
To the front of the property are excellent off road parking facilities. To the rear is an enclosed garden with Indian stone paving. There is a cast Iron period Lamp-post and Ivy feature wall. Mature blossom trees and Wisteria to the rear wall.


PAUL BIRTLES


PAUL BIRTLES

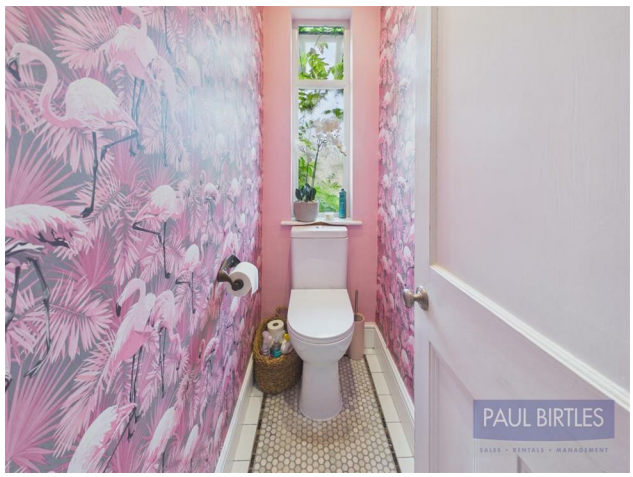

PAUL BIRTLES


MEGADETH
PAUL BIRTLES


PAUL BIRTLES


PAUL BIRTLES


PAUL BIRTLES

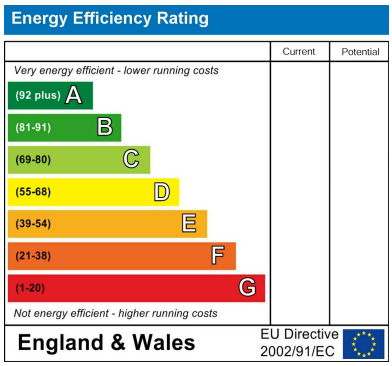

PAUL BIRTLES



27 Derby Road, Urmston, 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