



PAUL BIRTLES

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Offers Over £725,000

A SUPERB LATE VICTORIAN FIVE BEDROOM SEMI-DETACHED PROPERTY Situated on one of Urmston's premier roads. Offering well presented spacious family accommodation of approx 1744 sq ft. Mixing period features with stylish modern fittings. Large entrance hall with a shower room/WC off. Spacious lounge and extended rear dining/sitting room with beautiful fireplaces. Breakfast kitchen plus useful utility. At first floor level are three double bedrooms plus a well appointed family bathroom. To the second floor are two further bedrooms. Good off road parking to the front and delightful enclosed rear garden with an easterly outlook and rear outlook towards land owned by Urmston Scout Group. The property is positioned within a cul-de-sac location within easy walking distance of all amenities available within Urmston Town Centre including Train Station. Adjacent to Urmston Meadows. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

To:

Entrance Hall

With a most attractive feature entrance door with leaded lights and stained glass inserts with adjacent double glazed window within encapsulated stained glass providing a most attractive entrance area to the property. Useful under stairs storage. Built-in meter cupboard. Stairs off the first floor rooms. Wood effect laminate flooring. Door off to:

Shower Room/Downstairs WC

With a low-level WC, corner wash hand basin and shower area with a rail and curtain fitted. Spotlighting. Tiled areas. Chrome ladder radiator. Double glazed window to the side elevation.

Lounge

With a double glazed bay window to the front elevation with encapsulated stained glass. Radiator. Wall light points. A feature of this room is a beautiful period fireplace with surround, tiled inserts and hearth.

Extended Rear Dining/Sitting Room

With a beautiful cast-iron feature fireplace providing a focal point for this room. Radiator. Wall light points. This room is flooded with natural light with three meter bi-fold doors leading out to the rear garden and two roof windows providing additional light.

Breakfast Kitchen

With an excellent range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Two Bosch ovens and Bosch gas hob with extractor canopy above. Integrated microwave. Double glazed window to the side and rear elevations. Integrated dishwasher. Breakfast bar facility. Vertical radiator and further additional radiator. Spotlighting. Tiled flooring. Door off to:

Utility Room

With working surface and single drainer stainless steel sink unit. Exit door outside. Plumbing for a washer.

TO THE FIRST FLOOR

Landing

With a double glazed window to the front elevation. Stairs lead off to the second floor doors off to all first floor rooms and additional recess area adjacent to bedroom three.

Bedroom (1)

With double glazed bay window to the front elevation. Radiator. Cast-iron period fireplace.

Bedroom (2)

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

Bedroom (3)

With a double glazed window to the rear. Radiator. Fitted wardrobes.

Family Bathroom

A beautifully appointed bathroom with suite comprising panelled bath, vanity wash hand basin and low-level WC. A shower is installed over the bath with an anti-splash screen fitted. Chrome ladder radiator. Spotlighting. Cupboard off where the 'Worcester' combination gas central heating boiler is located. (Installed 2021 and serviced annually). Extractor fan. Metro tiling to walls and period style flooring tiles.

TO THE SECOND FLOOR



Second Floor Landing

With double glazed Velux roof window to the rear elevation.

Bedroom (4)

With a Velux roof window to the front elevation. Laminate flooring. Spotlighting.

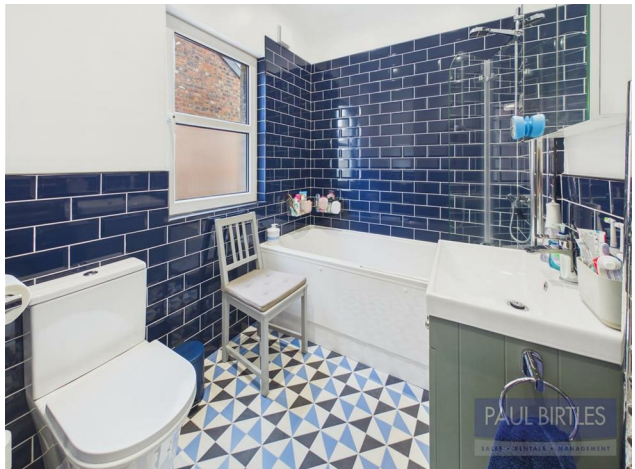
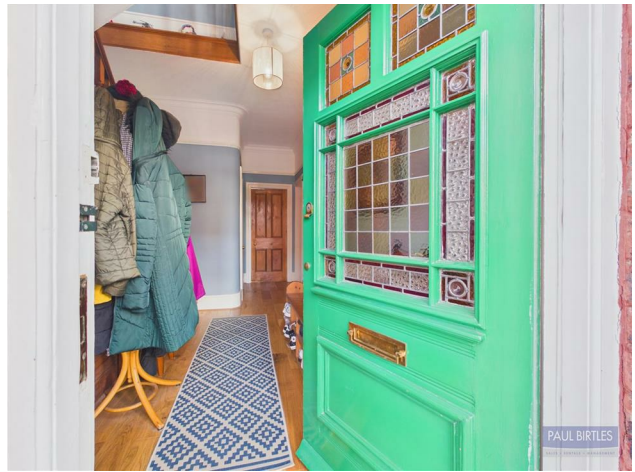
Bedroom (5)

With two Velux roof windows to the rear elevation. Radiator. Eaves storage off.

Outside

To the front of the property are excellent off road parking facilities. To the rear is an enclosed garden with an excellent degree of privacy, easterly aspect. The garden has mature borders, lawn and patio areas.







63 Queens Road, Urmston, Trafford, M41 9HF





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

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