



Princess Road  
Urmston  
M41 5ST

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

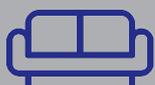
61 Princess Road  
Urmston  
Trafford  
M41 5ST



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## Offers Over £400,000

### \*NO ONGOING VENDOR CHAIN\*

Conveniently situated for the facilities available in Urmston Town Centre. A recently renovated mid terraced property with three double bedrooms, two bathrooms and a fourth bedroom/office/nursery. Large through lounge/dining room. Fitted kitchen with integrated appliances. Gas central heating system and double glazing. Enclosed, good sized garden to the rear. Spacious accommodation that incorporates a loft conversion with en-suite facilities. Approx 1059 sq ft. Must be viewed to be appreciated. Freehold.

## TO THE GROUND FLOOR

### Entrance Hall

With a double glazed entrance door. Radiator, laminate flooring and stairs leading off to the first floor rooms. Access to:

### Lounge

With a radiator, two double glazed windows to the front and laminate flooring. Opening to:

### Dining Room

With a radiator and a double glazed window to the rear. Exposed brick chimney breast and laminate flooring. Understairs storage off and opening to:

### Fitted Kitchen

With a single drainer stainless steel sink unit and an excellent range of base and wall cupboard units and working surfaces to incorporate an oven, hob and extractor. Double glazed window to the side and double glazed double doors to the patio and garden. Tiled areas, laminate flooring and spotlighting. Appliances comprise dishwasher, washing machine, condensing dryer and fridge/freezer.

## TO THE FIRST FLOOR

### Landing

With an enclosed area with a radiator and a double glazed window to the front that gives access to the loft conversion. Doors off to:

### Bedroom (1)

With a radiator and a double glazed window to the front.

### Bedroom (2)

With a radiator and a double glazed window to the rear.

### Bedroom (3)/Office/Nursery

With a radiator and a double glazed window to the rear.

### Family Bathroom

With a white suite comprising panelled bath, wash hand basin and low level WC. Over the bath shower with an anti splash screen fitted. Double glazed window to the side, ladder radiator and tiled decor.

## TO THE SECOND FLOOR

### Bedroom (4)

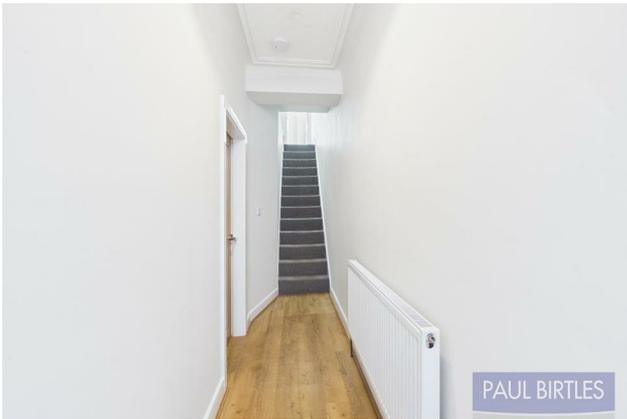
With a radiator and two Velux windows. Eaves storage off. Access to:

### En-Suite Facilities

With a walk-in shower, wash hand basin and low level WC. Tiled decor, Velux and a ladder radiator.

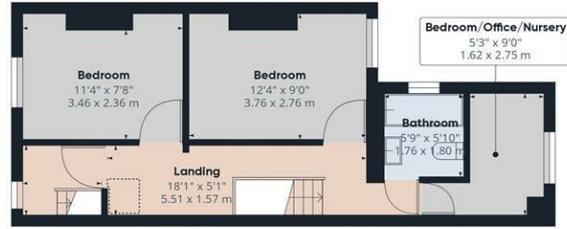
### Outside

To the front of the house is a forecourt area whilst, to the rear, is a good sized, fully enclosed garden with patio areas, an artificial grass area and a rear access gate.





Ground Floor



Floor 1



Floor 2

Approximate total area<sup>®</sup>

1058.99 ft<sup>2</sup>  
98.38 m<sup>2</sup>

Reduced headroom

62.27 ft<sup>2</sup>  
5.79 m<sup>2</sup>

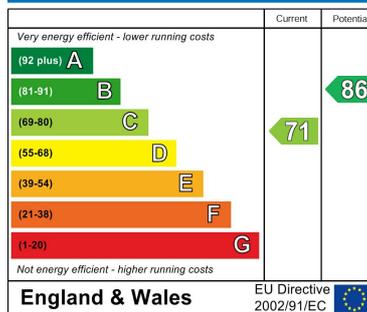
Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.

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