



Cornhill Road
Urmston
M41 5TJ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

9 Cornhill Road
Urmston
Trafford
M41 5TJ



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£600,000

***NO ONGOING VENDOR CHAIN* A SIGNIFICANTLY EXTENDED AND RE-MODELLED DETACHED PROPERTY.** Providing spacious family accommodation of approx 1553 sq ft. Occupying a popular and sought after location. Extensive ground floor accommodation with four reception rooms. Large lounge, dining area, study and sitting room. Fitted kitchen with utility room off. Scope for purchasers to personalise to their own requirements. Currently configured as three double bedrooms and two bathrooms (could easily be four bedrooms - see additional information). Gas central heating system - combination boiler. Double glazed windows/exterior doors including bi-fold doors from the kitchen. Off road parking for up to three cars to the front. Enclosed rear gardens with decking patio and hot tub. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Porch

With a feature entrance door and double glazed windows. Further door to:

Lounge

Incorporating the original hallway to the property. Stairs lead off to the first floor rooms with a radiator and a double glazed window at the foot. Understairs storage space off where the combination gas central heating boiler is located. There are two further radiators and a double glazed bay window to the front. Fitted unit for display etc.

Office/Study

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

Sitting Room

With a radiator and a double glazed window to the side. A double glazed sliding patio door leads into:

Dining area

With a radiator, double glazed windows and double glazed French doors to the rear decking patio and garden beyond. Velux for additional natural light. A double glazed sliding patio door leads to:

Breakfast Kitchen

With a one and a half bowl stainless steel sink unit and a superb range of fitted base and wall cupboard units and working surfaces with a central island unit/ breakfast bar facility with fitted wine cooler. Two radiators, two Velux windows and two double glazed windows. Bi-folding doors lead out to the rear patio and garden beyond. Appliances comprise induction hob, two ovens, fridge and dishwasher. Open to:

Utility Room

With a radiator, a double glazed window to the side and plumbing for a washer etc. Cupboard space and working surface.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side. Radiator. Spotlighting.

Bedroom (1)

With a radiator, a double glazed bay window to the front and a range of fitted wardrobes and storage space. Access to:

En-Suite Shower Room/WC

With a ladder radiator and a double glazed window to the front. White suite comprising spa shower compartment, wash hand basin with inset storage space below and a low level WC. Tiled décor, extractor fan and spotlighting.

Bedroom (2)

With two radiators and two double glazed windows to the rear.

Bedroom (3)

With a radiator, a double glazed window to the front and a loft access point.

Family Bathroom

With a three piece white suite comprising spa bath, pedestal wash hand basin and low level WC. Double glazed window to the side, tiled décor and a ladder radiator. Spotlighting.

Outside

To the front of the property are excellent off road parking facilities, in addition to a garden section, for up to three vehicles. To the rear is a substantial decking patio area and a pleasant garden section that is enclosed all round. A hot tub is included in the sale.

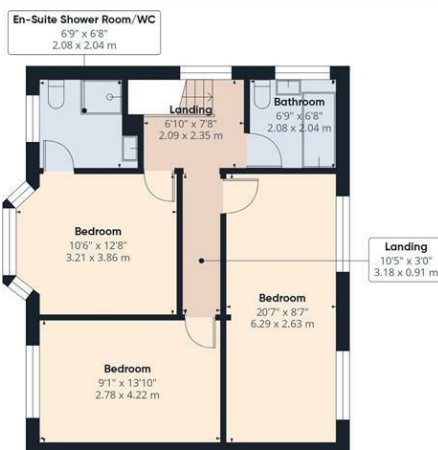
Additional Information

The original plans for the property, when drawn, provided four bedrooms. The current owners, however, decided to configure the first floor accommodation as three bedrooms with a 20'7" x 8'7" bedroom. With some internal works it would be easy to achieve the original four bedroomed layout. The original plans are available at our office for inspection.





Ground Floor



Floor 1

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Approximate total area⁽¹⁾

1553 ft²
144.2 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

	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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