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Leagate
Urmston
M41 9LD

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4 Leagate
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Trafford
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£315,000

NO ONGOING VENDOR CHAIN A well presented two double bedroom semi-detached property. Situated in a most convenient location on the fringe of Urmston Town Centre with all town centre amenities and train station etc within a short stroll. Access to Urmston Meadows adjacent. Lounge plus open plan kitchen/diner. Well appointed bathroom. New floorcoverings and redecorated throughout. Potential to extend (subject to any necessary consents required). Excellent off road parking facilities and detached concrete sectional garage. Rear garden with a south-westerly aspect. Freehold. Approx 841 sq ft. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

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

Lounge

With a double glazed window to the front elevation. LVT flooring. Radiator. Meter cupboard.

Kitchen/Diner

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Plumbing for a washer. Built-in oven and electric hob with extractor canopy above. Tiled splashback. Radiator. Two double glazed windows to the rear elevation, a further double glazed window to the side and exit door to the side. Radiator. Matching cupboard off where the 'Baxi' combination gas central heating boiler is located. (Installed November 2025). Spot lighting. Washing machine and fridge/freezer can remain if required.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side elevation.

Bedroom (1)

With a double glazed window to the front elevation. Radiator. Oak door. Built in storage off.

Bedroom (2)

With double glazed window to the rear. Radiator. Oak door. Loft access point.

Bathroom

With a three-piece white suite comprising panelled bath, wall hung wash hand basin and low-level WC. A shower is installed over the bath with an anti splash screen fitted. Tiled areas. Radiator. Spot lighting and extractor fan. Double glazed window to the side elevation.

Outside

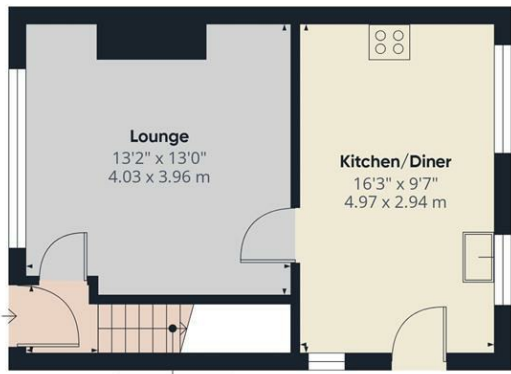
To the front of the property is a gated walkway and off road parking facility with wrought iron gates. Ample space to the side for off road parking and scope to extend (subject to any necessary planning consents required).

To the rear there is a paved patio and lawned garden with a detached concrete sectional garage with up and over door and further brick storage to the rear of the garden.

Additional Information

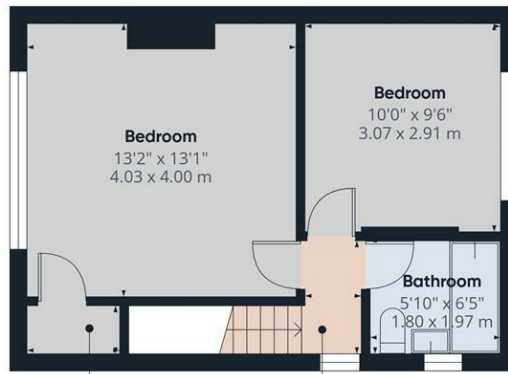
Rewire of the property completed January 2026.





Hallway
3'6" x 3'9"
1.08 x 1.17 m

Ground Floor Building 1



Storage
2'8" x 4'5"
0.82 x 1.37 m

Landing
5'11" x 2'6"
1.82 x 0.77 m

Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
841 ft²
78.2 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.

GI RAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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

