



PAUL BIRTLES

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Thorley Drive
Urmston
M41 0XA

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TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Radiator. Fitted meter cupboards. Open under stairs storage.

Play Room

With a double glazed bay window to the front elevation. Radiator.

Extended Rear Lounge

With a double glazed window to the rear. Two radiators. A wood burner is inset within a feature recess within the chimney breast with exposed brick and marble hearth. Additional natural light provided by Velux roof window.

Office

With a double glazed window to the front elevation. Radiator.

Extended Open Plan Kitchen/Diner

With four meter bi-fold doors leading out to the rear decking area and garden. An excellent range of base and wall cupboard units and working surfaces incorporating a one and a half bowl insert sink unit with mixer tap. Double glazed window to the side elevation. AEG induction hob with extractor. Oven, grill and microwave built-in. Integrated fridge/freezer and dishwasher. Door off to:

Utility Room

With a wall mounted 'Glow-Worm' combination gas central heating boiler. Working surface and double glazed exit door to the side elevation.

TO THE FIRST FLOOR

Landing

With a double glazed windows the side elevation. Spotlighting. Built-in storage.

Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Fitted wardrobes.

Bedroom (2)

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

Bedroom (3)

With a double glazed window to the front elevation. Radiator.

Family Bathroom

With a suite comprising curved panelled bath, pedestal wash hand basin and low-level WC. Walk-in shower enclosure. Shower attachment over the bath. Double glazed window for the rear. Spotlighting. Extractor fan.

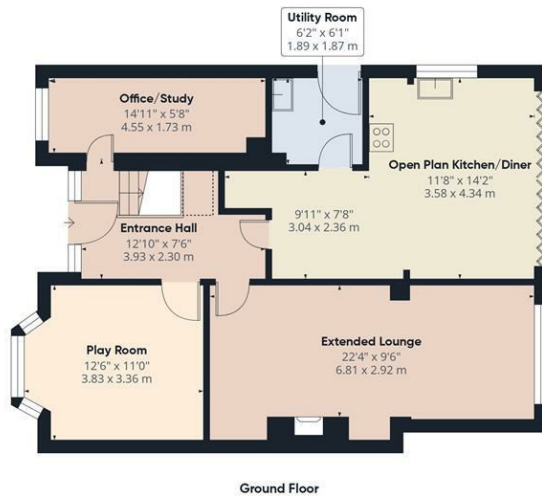
Outside

The property occupies a corner position with excellent off-road parking facilities to the front elevation. To the side and rear are enclosed garden areas, with Venetian slat fencing all round and with artificial grass, raised decking areas and porcelain patio sections.

Offers Over £450,000

A WELL PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY WITH A GROUND FLOOR WRAP AROUND EXTENSION PROVIDING EXTENSIVE GROUND FLOOR ACCOMMODATION Situated in a most convenient location, a short walk from all the amenities available within Urmston Town Centre. Family accommodation of approx 1216 sq ft. Extended rear lounge with woodburner, separate play room, office/study, utility room plus an open plan kitchen/diner. Well appointed family bathroom. Occupying a corner position with excellent off road parking facilities to the front and enclosed garden areas to the side and rear with artificial grass, raised decking and contemporary Venetian slat fencing. Close by are well regarded local school options along with Golden Hill and Davyhulme Park. Freehold. Must be viewed to be appreciated. Virtual Tour Available.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1216 ft²
 113 m²

Reduced headroom
 6 ft²
 0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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
<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.

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