



Balmoral Road
Urmston
M41 6HN

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

22 Balmoral Road
Urmston
Trafford
M41 6HN



£525,000

A SPACIOUS SEMI-DETACHED BUNGALOW OFFERING FLEXIBLE ACCOMMODATION SUITABLE FOR A VARIETY OF PURCHASERS Presented in excellent condition throughout and much improved by the current vendors during their ownership. Approx 1377 sq ft to include detached storage garage. Three bedrooms and two separate reception rooms. Beautifully appointed shower room/WC plus additional separate WC. Fitted kitchen plus separate utility room. Conservatory built on to the rear. Good sized rear garden with an easterly aspect. Excellent off road parking facilities to the front. Worcester gas central heating boiler installed March 2024. Situated in a popular and convenient location within easy reach of local shops, transport links, Chassen Road Train Station and Abbotsfield Park. Must be viewed to be appreciated.

Porch

With tiled flooring. Door to:

Entrance Hall

With LVT flooring. Radiator. Storage cupboard. Loft access point.

Lounge

With a double glazed window to the front. Radiator. Two double glazed windows to the side elevation. Coal effect gas fire set within a feature fireplace.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer sink unit with mixer tap. Radiator. Double glazed window to side and rear. Five ring gas hob with extractor. AEG built in oven. LVT flooring. Integrated dishwasher. Cupboard off where the 'Worcester' combination gas central heating boiler is located.

Utility Room

With a double glazed window to the side. LVT flooring. Range of base and wall cupboard units and working surfaces incorporating plumbing for a washer and dryer.

Dining Room

With LVT flooring. Radiator. Spotlighting.

Conservatory

Built on at the rear of the property with double glazed windows and exit door. Tiled flooring.

Shower Room/WC

With a walk-in shower with rainfall shower. Low level WC. Twin basin countertop sink units. Matte black ladder radiator. Spotlighting. LED mirror. Extractor fan.

Separate WC

With a low level WC/wash hand basin combined. Shower attachment. Tiled areas.

Bedroom (1)

With a double glazed window to front. LVT flooring. Range of fitted wardrobes.

Bedroom (2)

With a range of fitted wardrobes. LVT flooring. Radiator.

Bedroom (3)

With a double glazed window to the front. LVT Flooring. Radiator.

Outside

To the front of the property is an off road parking facility. To the rear is a good sized garden with lawn and paved patio areas. Detached concrete sectional garage with an up and over door offering excellent outside storage facilities.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 09/05/1955.





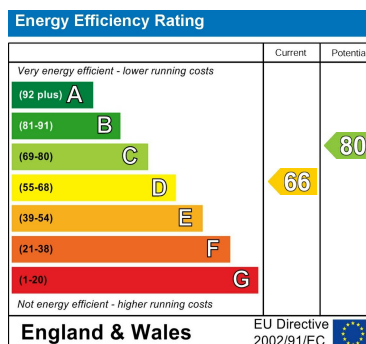
PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

Approximate total area⁽¹⁾
1377 ft²
128 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



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



PAUL BIRTLES
SALES • RENTALS • MANAGEMENT