Moorside Road

Urmston

M41 5UH

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

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Manchester
M41 5UH

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Offers Over £600,000

OCCUPYING A MOST CONVENIENT LOCATION ADJACENT TO URMSTON GRAMMAR SCHOL AND WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE FACILITIES A spacious four bedroom/two bathroom detached property. Offering well presented spacious family accommodation of approx 1412 sq ft. Two separate reception rooms plus ground floor shower room/WC, utility room and breakfast kitchen with integrated appliances. Integral garage. Four well proportioned bedrooms and a well appointed family bathroom. Enclosed rear garden with a southerly aspect. The property is well set back from the road with garden area, off road parking and access to an attached brick garage. No ongoing vendor chain. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch
To:

Entrance Hall
With stairs off to the first floor rooms. LVT flooring. Radiator. Built in cloaks cupboard.

Lounge
With a double glazed bay window to the front. Radiator. Coal effect gas fire set within an attractive feature fireplace with marble hearth.

Rear Lounge/Dining Room
With two feature radiators and double glazed sliding door to the rear garden with adjacent side windows. Inglenook with two feature windows with leaded lights and stained glass inserts. Coal effect gas fire within a wood surround. Double glazed window to the side.

Breakfast Kitchen
With a range of base and wall cupboard units and granite working surfaces incorporating a one and a half bowl inset sink unit with mixer tap. Tiled flooring. Gas hob with extractor canopy above. Spotlighting. LED lights to baseboards. Granite breakfast bar facility. Integrated dishwasher and fridge/freezer. Radiator. Double glazed window to the rear and exit door. Radiator. Tiled flooring. Understairs storage off. Door off to:

Utility Room
With wall mounted 'Vailliant' combination gas central heating boiler. Roof window. Plumbing for a dryer. Door off to:

Ground Floor Shower room/WC
With a walk in shower, low level WC and Vanity wash hand basin. LVT flooring. Double glazed window to the rear. Extractor fan. Spotlighting.

Garage
With an up and over door, power, light and plumbing for a washer. Offering scope to convert (subject to any necessary consents required).

TO THE FIRST FLOOR

Landing
With a feature curved double glazed window to the side elevation. Loft access point.

Bedroom (1)
With a double glazed bay window to the front. Radiator. Range of fitted wardrobes with sliding doors.

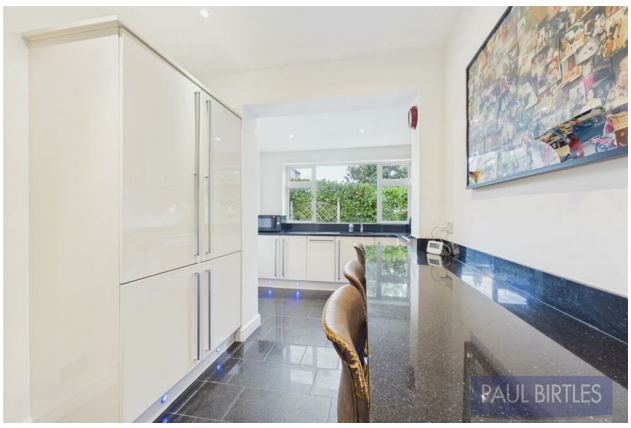
Bedroom (2)
With a double glazed window to the side. Radiator. Range of fitted wardrobes/storage.

Bedroom (3)
With two double glazed windows to the rear. Radiator. Built in wardrobes and dressing table/desk unit.

Bedroom (4)
With a double glazed window to the side elevation. Radiator. Range of fitted wardrobes/drawers.

Bathroom
With a three piece white suite comprising bath, low level WC and vanity wash hand basin. Rainfall shower over the bath with a rail and curtain fitted. Feature matte black vertical radiator. Spotlighting. Double glazed window to the front.tiled areas.

Outside
Excellent off road parking facility and garden areas to the front with the property well set back from the road. To the rear is an enclosed garden with lawned areas, raised decking and paved patio areas.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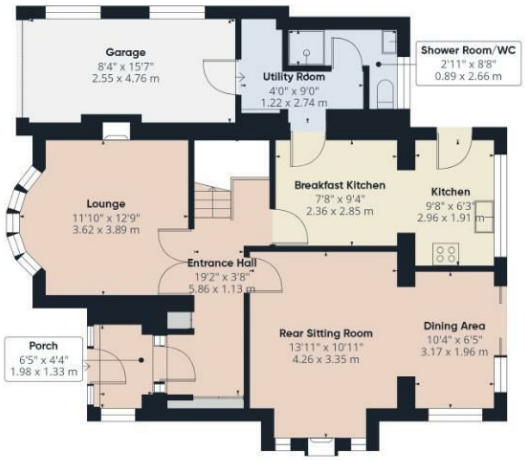

Ground Floor

Floor 1

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Approximate total area(1)

1412 ft²

131.3 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.

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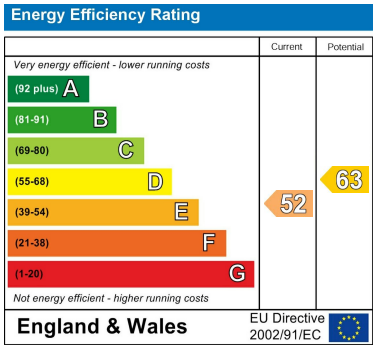

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, 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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