



'Holly Cottage' Chassen Road  
Urmston  
M41 9DY

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

Holly Cottage, 62  
Chassen Road  
Urmston  
Manchester  
M41 9DY



£425,000

'HOLLY COTTAGE' - A FREEHOLD DETACHED COTTAGE DATING BACK TO 1740. Full of charm and character. Extended to the rear to enhance the kitchen and lounge areas. Gas central heating system-combination boiler. Dining Room-Lounge-Study-Breakfast Kitchen. Bathroom with shower - separate WC. Off road parking plus garage. Good sized and enclosed rear garden. No ongoing vendor chain. Conveniently situated for local amenities to include shops, schools, public transport etc. Must be viewed to be appreciated. Virtual tour available. Approx 1299 sq ft.

## TO THE GROUND FLOOR

### Porch

With a tiled floor. Door to:

### Dining Room

With a radiator, a double glazed window and laminate flooring. Attractive feature fireplace. Stairs off to the first floor rooms with a radiator at the foot.

### Study

With a radiator and double glazed windows to two elevations.

### Lounge

With two radiators and double glazed windows to two elevations. Double glazed door to the rear patio and garden beyond. Most attractive coal effect fire set within a feature fireplace.

### Breakfast Kitchen

With a single drainer sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces. Gas point for a cooker, three windows to two elevations and tiled areas. Integrated fridge and freezer. Plumbing for a washer. Understairs storage off. Double glazed door to outside. Integrated dishwasher.

## TO THE FIRST FLOOR

### Landing

With a window to the side.

### Bedroom (1)

With two radiators and a double glazed window. Storage cupboard.

### Bedroom (2)

With a radiator and a double glazed window.

### Bedroom (3)

With a radiator and a double glazed window. Fitted wardrobe, storage and display unit.



## **Bathroom**

With a suite comprising panelled bath, separate walk-in shower compartment, wash hand basin with storage below and a low level WC. Chrome ladder radiator, double glazed window and tiled decor. Extractor fan.



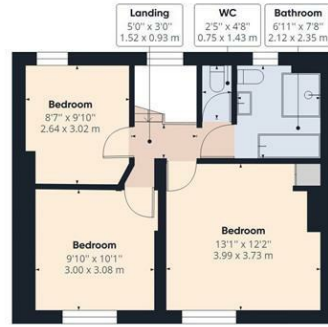
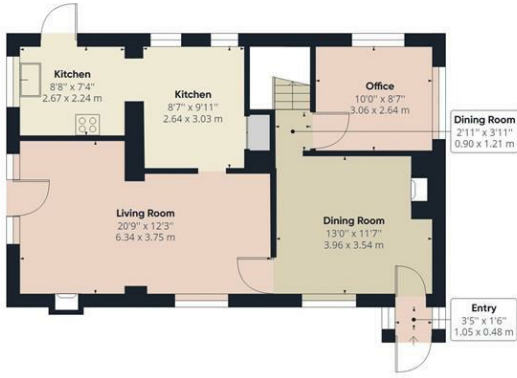
## **Separate WC**

With a low level WC, tiled decor and an extractor fan.

## **Outside**

The property benefits from a driveway for off road parking and there's a GARAGE. To the rear is a good sized, enclosed garden with lawn, patio etc.





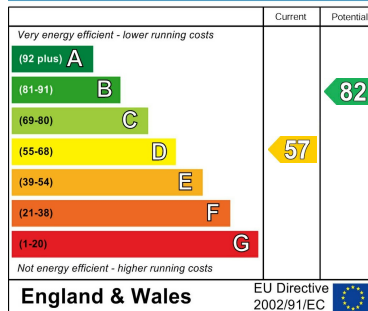
**Approximate total area<sup>(1)</sup>**  
1298.95 ft<sup>2</sup>  
120.68 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Energy Efficiency Rating**



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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