



Moorside Road
Urmston
M41 5RB

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

44 Moorside Road
Urmston
Manchester
M41 5RB



Offers Over £375,000

AN EXTENDED FOUR BEDROOM SEMI-DETACHED PROPERTY THAT OFFERS EXCELLENT FAMILY ACCOMMODATION WITHIN WALKING DISTANCE OF SHOPS, SCHOOLS AND URMSTON TOWN CENTRE Gas central heating system-combination boiler. Double glazed windows and exterior doors. Garden areas to the front and rear. Off road parking and brick garage. Offering great potential to those buyers looking to put their own stamp on a property. No ongoing vendor chain. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Porch

With a feature double glazed entrance door and side panels. Access to:

Entrance Hall

With a radiator, stairs off to the first floor rooms and laminate flooring. Plate rack for display and beamed effect to ceiling.

Front Lounge

With a radiator and a double glazed bay window to the front. A coal effect fire is set within a feature fireplace. Laminate flooring. Plate rack for display.

Extended Rear Sitting Room

With a coal effect fire set within an attractive feature fireplace. Radiator, laminate flooring and double glazed sliding patio door to the garden. Plate rack for display.

Morning Room

With a radiator and a double glazed window to the side. The combination gas central heating boiler is located here. Understairs storage space off. Cupboard space and plumbing for a washer.

Kitchen

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces. Gas point for a cooker, tiled areas and double glazed window to the rear. Double glazed exit door to outside.

TO THE FIRST FLOOR

Landing

To:

Bedroom (1)

With a radiator and a double glazed bay window to the front. Decorative fireplace. Range of fitted wardrobes and storage space.



Bedroom (2)

With a radiator and a double glazed window to the rear. Decorative fireplace.

Bedroom (3)

With a radiator and a double glazed window to the front. Loft access point.

Bedroom (4)

An extension bedroom with a radiator and a double glazed windows to the front and rear.



Bathroom (Shower only at present)

With a walk-in shower, pedestal wash hand basin and low level WC. Heated towel rail, tiled decor and double glazed window to the side. Radiator. Extractor fan.



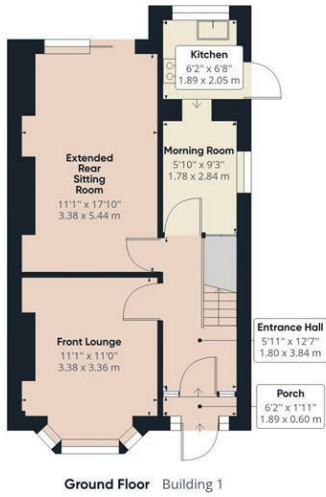
Outside

To the front is lawn and garden with well stocked borders. A paved driveway provides an off road parking facility, continues to the side of the house leading to an enclosed rear garden and BRICK GARAGE with power and lighting.

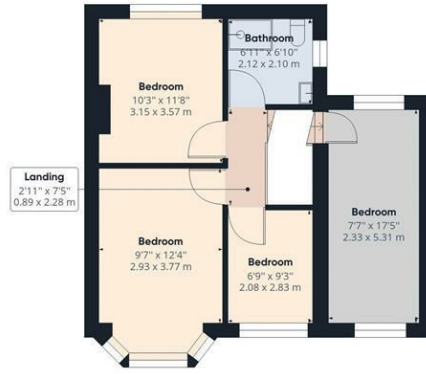
Additional Information

The tenure of the property is LEASEHOLD. A ground rent is payable of £5 per annum.





Ground Floor Building 1



Floor 1 Building 1



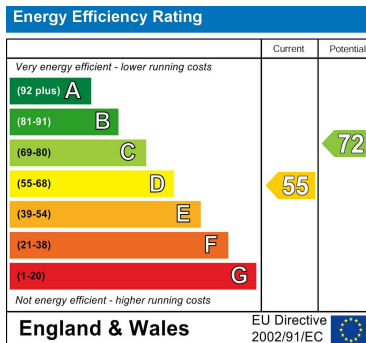
Ground Floor Building 2

Approximate total area⁽¹⁾
1199.87 ft²
111.47 m²

(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



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

