



Cornhill Road
Urmston
M41 5TD

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

53 Cornhill Road
Urmston
Manchester
M41 5TD



Offers Over £375,000

VIRTUAL TOUR AVAILABLE

OCCUPYING A POPULAR AND HIGHLY REGARDED LOCATION THAT'S WITHIN EASY REACH OF LOCAL AMENITIES A spacious three bedroom detached property. Requiring modernisation and improvement. Offering potential to extend (Subject to any planning permission required). Dining Hall, Through Lounge and Breakfast Kitchen. Shower room/WC. Gas central heating system and double glazing. Gardens to the front and rear, driveway and garage. No ongoing vendor chain. 994 sq ft.

TO THE GROUND FLOOR

Dining Hall

With two radiators. Double glazed entrance door with two adjacent double glazed windows. Cloaks cupboard off.

Inner Hall

With stairs off to the first floor rooms.

Through Lounge

With a double glazed bay window to the front, a gas fire is set within a tiled fireplace that's set within an 'Inglenook' with two double glazed windows and two radiators. Double glazed double doors lead out to the rear garden.

Kitchen/Breakfast Room

With a single drainer sink unit with mixer tap and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. There are double glazed windows to two elevations, two radiators and a double glazed exit door to outside. Understairs storage off.

TO THE FIRST FLOOR

Landing

With a linen cupboard off with a radiator. Double glazed window to the rear.

Bedroom (1)

With two radiators and a double glazed bay window to the front.

Bedroom (2)

With a radiator and a double glazed window to the front.

Bedroom (3)

With a radiator and a double glazed window to the side.

Shower Room

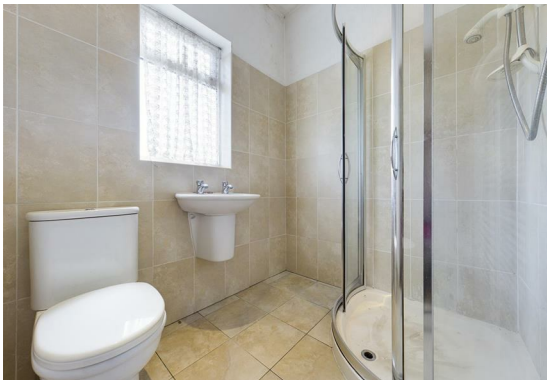
With a white suite comprising walk-in shower, wash hand basin and low level WC. Tiled areas, ladder radiator and a double glazed window to the rear.

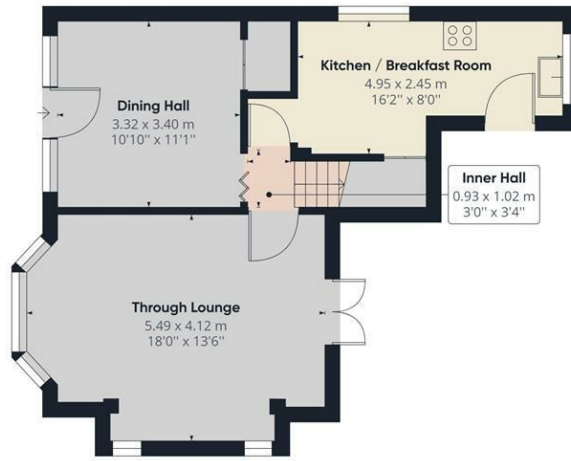
Outside

The property has gardens to the front and rear, a driveway and a GARAGE.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 28/02/1929, subject to an annual ground rent of £5.





Ground Floor Building 1



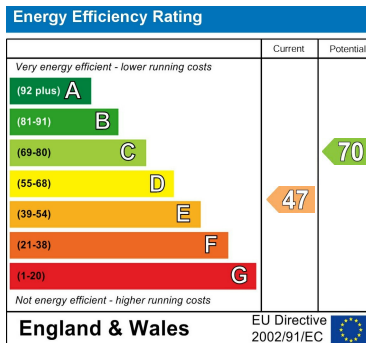
Floor 1 Building 1

Approximate total area⁽¹⁾
993.92 ft²
92.34 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.

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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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