



Grangethorpe Road  
Urmston  
M41 9HX

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT



6 Grangethorpe Road  
Urmston  
Manchester  
M41 9HX



£525,000

\*AN INTER-WAR BUILT SEMI-DETACHED PROPERTY WITH THREE DOUBLE BEDROOMS, TWO RECEPTION ROOMS AND A GOOD SIZED KITCHEN/BREAKFAST ROOM\*  
Situated in one of Urmston's Premier locations. Gas central heating system and double glazing. Delightful lounge with an 'Inglenook' - separate dining room. Extensive off road parking facilities and a garage. Pleasant, enclosed rear garden. Requiring modernisation but offering fantastic potential to those buyers looking to put their own stamp on a property. Conveniently situated for access to the facilities available within Urmston Town Centre. Walking distance to Urmston Grammar School etc. No ongoing vendor chain. Must be viewed to be appreciated. Leasehold for the residue of 990 years from 11/05/1937, subject to an annual ground rent of £6. Virtual Tour Available!

## TO THE GROUND FLOOR

### Porch

With double glazed double doors and a tiled floor.

### Entrance Hall

With a radiator. Beamed effect to ceiling and plate racks for display. Stairs lead off to the first floor rooms with a cloaks/storage cupboard below.

### Dining Room

With a radiator and a double glazed bay window to the front. Two further double glazed windows to the side.

### Lounge

With an attractive feature fireplace set within an 'Inglenook' with two double glazed corner windows. Radiator and a double glazed window to the rear. Beamed effect to ceiling and plate rack for display.

### Breakfast Kitchen

With a single drainer stainless steel sink unit 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, a radiator and a door to outside. Tiled areas and access into the garage. Space for appliances. Breakfast bar facility.

## TO THE FIRST FLOOR

### Landing

With a substantial storage cupboard off.

### Bedroom (1)

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

### Bedroom (2)

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

### Bedroom (3)

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

### Box Room

With storage space off.

### Bathroom

With a coloured suite comprising panelled bath and pedestal wash hand basin. Over the bath shower with a rail and curtain fitted. Tiled decor, double glazed window to the rear and heated towel rail.

### Separate WC

With a low level WC. Tiled decor. Double glazed window to the rear.

### Outside

To the front of the property is an off road parking facility for numerous vehicles. This provides access to an INTEGRAL GARAGE with power, light and plumbing for a washer. To the rear is an enclosed garden with lawn etc.





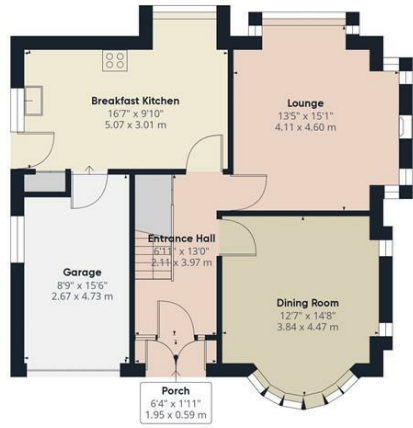




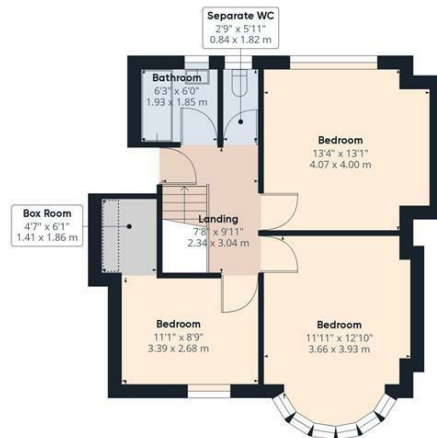
**6 Grangethorpe Road, Urmston, Manchester, M41 9HX**







Ground Floor



Floor 1

Approximate total area<sup>®</sup>

1370.33 ft<sup>2</sup>  
127.31 m<sup>2</sup>

Reduced headroom

7.46 ft<sup>2</sup>  
0.69 m<sup>2</sup>

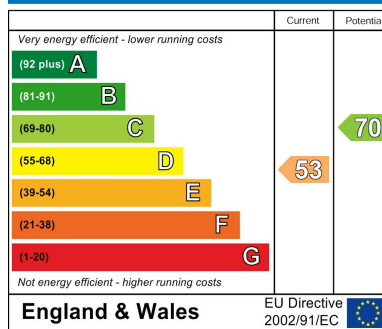
Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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**



**DIRECTIONS**

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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