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Manchester
M41 5AF

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

17 Newton Road
Urmston
Manchester
M41 5AF



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£499,950

TOWN CENTRE LOCATION A four double bedroom mid terraced property providing excellent family accommodation arranged over four floors. Occupying a most convenient location, adjacent to Urmston Grammar & Primary Schools along with easy access to all town centre facilities. Two separate reception rooms. Converted cellar utilised as a home office. Well appointed family bathroom and en-suite shower room. Enclosed rear garden with decking and lawned areas. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Entrance Hall

With wood flooring, radiator with decorative cover and stairs leading off to the first floor rooms.

Lounge

With a UPVC bay window to the front elevation. Radiator with a decorative cover. Wall light points. Wood flooring. Period features to include ceiling rose, coving and picture rail. Cast iron open fireplace with feature surround.

Dining Room

With a double glazed window to the rear elevation. Picture rail, ceiling rose and coving. Radiator with a decorative cover. Feature fireplace with surround. Built in cupboard to one alcove. Access to the cellars and door to:

Kitchen

With a range of fitted base and wall cupboard units and working surfaces incorporating a one and a half bowl ceramic sink unit with mixer tap. Integrated fridge/freezer. Plumbing for a washer. Tiled areas, laminate flooring and spotlights. Cupboard houses the 'Worcester' combination gas central heating boiler. UPVC Double glazed window to the side and UPVC double glazed patio doors lead out to the rear decking and garden beyond.

Cellar (1)

Utilised by our client as a home office with a double glazed window to the front. Spotlights. Meter cupboard off. Radiator.

Cellar (2)

Partially converted, currently utilised as a utility/storage room.

Dowstairs WC

With a low level WC and wash hand basin. Radiator and extractor fan.

TO THE FIRST FLOOR

Landing

With stairs leading off to the second floor.

Bedroom (1)

With two double glazed windows to the front elevation. Radiator. Ceiling rose, coving and picture rail.

Bedroom (2)

With a double glazed window to the rear. Radiator. Coving/picture rail.

Family Bathroom

With a four piece suite comprising low level WC, pedestal wash hand basin, tile panelled bath and a separate walk-in shower enclosure. Period style mixer shower attachment over the bath. Tiled areas. Radiator.

TO THE SECOND FLOOR

Landing (2)

With a Velux providing natural light.

Bedroom (3)

With a double glazed window to the front. Radiator. Door off to:



En-Suite Shower Room

A 'Jack & Jill' ensuite with access from bedroom three and four. Walk-in shower enclosure, low level WC and wash hand basin with storage space below. Tiled areas. Chrome ladder radiator. Spotlighting and extractor.

Bedroom (4)

With a Velux roof window and radiator.

Outside

To the front of the property is a walled garden. To the rear is an enclosed garden with decking and lawned areas.

Additional Information

The tenure of the property is FREEHOLD.





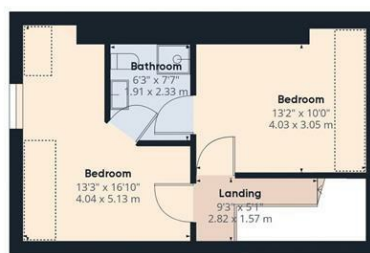
Floor -1



Ground Floor



Floor 1



Floor 2

Approximate total area[®]

1860.99 ft²
172.89 m²

Reduced headroom

53.36 ft²
4.96 m²

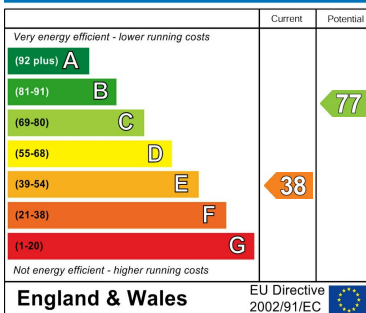
Excluding balconies and terraces

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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