



Moss Vale Road
Urmston
M41 9BN

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

19 Moss Vale Road
Urmston
Manchester
M41 9BN



£269,950

SITUATED WITHIN EASY REACH OF THE FACILITIES AVAILABLE WITHIN URMSTON TOWN CENTRE A spacious and recently renovated three bedroom mid terraced property. Large through lounge/dining room. Fitted kitchen with oven and hob. Well appointed bathroom with shower. Gas central heating system and double glazed windows and exterior doors. Forecourt and enclosed garden to the rear. Close to shops, schools, Motorway access etc. Excellent standard of presentation. Must be viewed to be appreciated. No ongoing vendor chain. Freehold.

TO THE GROUND FLOOR

Recessed Porch

To:

Entrance Hall

With a radiator, wood effect flooring and stairs leading off to the first floor rooms.

Lounge

With a radiator, wood effect flooring and double glazed bay window to the front. Opening to:

Dining Room

With a radiator, wood effect flooring and a double glazed exit door to the garden. Useful understairs storage off.

Kitchen

With a single drainer stainless steel sink unit and a good range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Space for appliances with plumbing for a washer provided. Radiator, wood effect flooring and double glazed windows to two elevations.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With a radiator and a double glazed 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 rear.

Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level level WC. Over the bath shower with an anti splash screen fitted. Tiled decor, double glazed window to the side and a chrome ladder radiator. Extractor fan.

Outside

To the front of the property is a forecourt area whilst, to the rear, is an enclosed garden with a rear access gate.





Ground Floor



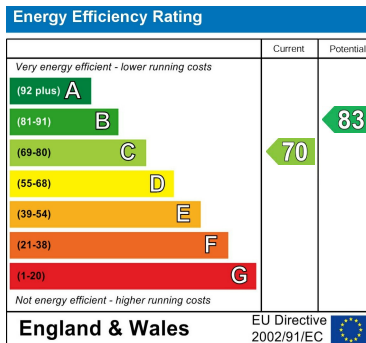
Floor 1

Approximate total area⁽¹⁾
882.65 ft²
82.00 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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