

Moss Vale Road
Urmston
M41 0QH
£340,000 No Chain

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

104 Moss Vale Road
Urmston
Manchester
M41 0QH



3



1



2



D

£340,000

A WELL PRESENTED AND MUCH IMPROVED THREE BEDROOM SEMI-DETACHED PROPERTY Situated in a most convenient location within easy reach of local amenities. Porch, Hall, Lounge, Open Plan Kitchen/Dining Room, Conservatory and Downstairs WC. Well appointed bathroom with shower-separate WC. Excellent off road parking facilities and garage for storage. Pleasant, enclosed garden to the rear. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Backing onto school playing field. No ongoing vendor chain. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Storm Porch

With a double glazed entrance door and side panels. A UPVC double glazed door leads to:

Entrance Hall

With a radiator and stairs leading off to the first floor rooms with storage space below.

Lounge

With a radiator and a double glazed bay window to the front. A coal effect fire is set within a feature fireplace.

Dining Room

With a radiator and laminate flooring. Double glazed double doors lead into the conservatory. Opening to:

Kitchen

With a single drainer sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Integrated fridge, freezer and dishwasher. Double glazed window to the rear in addition to a double glazed exit door to the garden with a double glazed window adjacent. Laminate flooring to match the dining room. Door to:

Rear Porch

Providing access from the kitchen to the Downstairs WC and the storage garage.

Downstairs WC

With a white suite comprising low level WC and wash hand basin with storage below. Radiator. Extractor fan.

Storage Garage

With power, lighting and the combination gas central heating boiler.

Conservatory

Built on at the rear of the house of part brick construction with double glazed units all round and with double doors to the garden.

TO THE FIRST FLOOR

Landing

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

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.

Bathroom

With a white suite comprising panelled bath, wash hand basin with storage space below and a low level WC. Tiled areas, double glazed window to the rear and a chrome ladder radiator. Over the bath shower with an anti splash screen fitted. Extractor fan.

Separate WC

With a white suite, low level WC and double glazed window to the side.



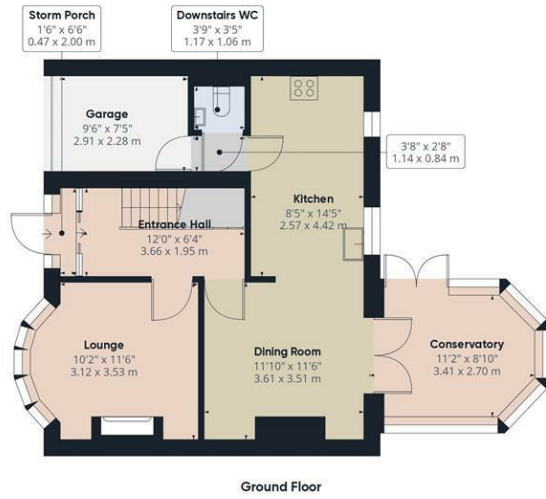
Outside

To the front of the property are excellent off road parking facilities, for at least two cars, on a driveway that also provides access to the STORAGE GARAGE. To the rear is a pleasant, enclosed garden with lawn and patio sections.

Additional Information

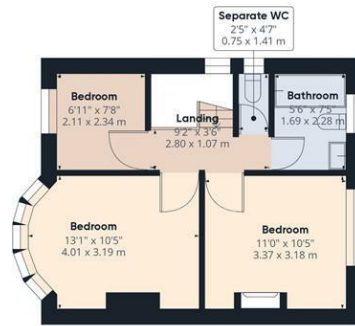
The tenure of the property is LEASEHOLD for the residue of 995 years from 12/11/1936, subject to an annual ground rent of £5.





Ground Floor

Approximate total area[®]
1074.27 ft²
99.8 m²

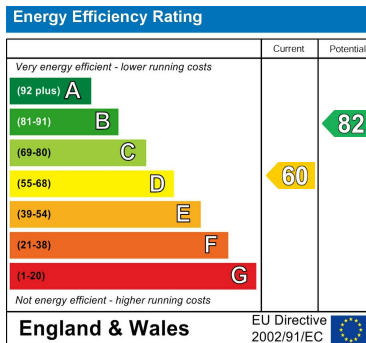


Floor 1

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

