



PAUL BIRTLES

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Church Road
Urmston
M41 9FD

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174A Church Road
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Manchester
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£450,000

AN ABSOLUTELY STUNNING FIVE BEDROOM END TOWN HOUSE PROPERTY THAT OCCUPIES A MOST CONVENIENT LOCATION WITHIN EASY REACH OF THE FACILITIES AVAILABLE WITHIN URMSTON TOWN CENTRE Contemporary interior with a fantastic open plan kitchen/living/dining space. Comprehensively fitted kitchen section with integrated appliances. Useful downstairs WC in addition to two beautifully appointed bathrooms. Electric heating system with feature radiators. Secure off road parking facilities at the front. Enclosed garden to the rear. Double glazed windows and exterior doors. Freehold. Has to be viewed internally to be appreciated.

TO THE GROUND FLOOR

Entrance Hall

With a feature double glazed entrance door. Access to:

Downstairs WC

With a low level WC, wash hand basin and tiled decor. Extractor fan. Double glazed window to the front.

Open Plan Kitchen/Living/Dining Room

An absolutely stunning open plan living space, of really generous proportions, with a double glazed window to the front and sliding patio doors to the rear giving a view and access to the rear garden. The kitchen area is superbly fitted with an excellent range of cupboard units and working surfaces with integrated appliances comprising oven, microwave, hob with extractor above, fridge, freezer and dishwasher. There's fitted seating, two separate seating areas and ample space for an eight seater dining table. Within the room are three feature radiators, tiling to the kitchen area and useful understairs storage off.

TO THE FIRST FLOOR

Landing

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

Bedroom (1)

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

Bedroom (2)

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

Bathroom

With a walk-in shower, wash hand basin with a storage space below and a low level WC. Tiled decor, ladder radiator and a double glazed window to the rear. Extractor fan.

TO THE SECOND FLOOR

Second Floor Landing

With a Velux roof window to provide additional natural light.

Bedroom (3)

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

Bedroom (4)

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

Bedroom (5)

With 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. Over the bath shower with an anti splash screen fitted. Ladder radiator, tiled decor and a double glazed window to the rear. Extractor fan.

Outside

To the front of the house is an enclosed off road parking facility offering secure parking for two cars. To the rear is an enclosed garden with a lawned section and storage facilities.

Additional Information

The tenure of the property is FREEHOLD, subject to an annual chief rent of £12.



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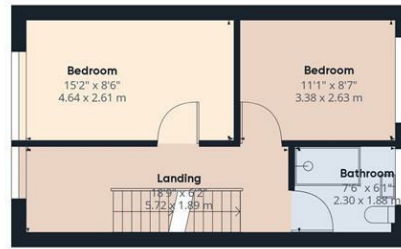
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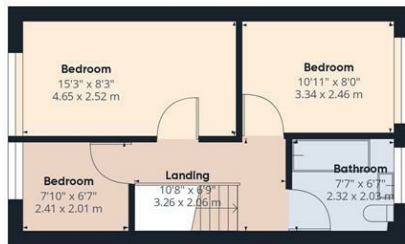
Downstairs WC
3'6" x 2'4"
1.07 x 0.72 m

Entrance Hall
6'11" x 6'1"
2.12 x 1.87 m

Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
1287.8 ft²
119.64 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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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