



PAUL BIRTLES

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Urmston  
M41 6HH

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9 Cambridge Road  
Urmston  
Manchester  
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£350,000

\*AN EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY\* Situated in a most convenient location directly off Church Road. Lounge, kitchen/diner, conservatory and a useful ground floor shower room/WC. Well appointed family bathroom with a shower. Off road parking facilities. Enclosed garden to the rear with storage facility. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Porch

To:

### Entrance Hall

With a radiator, a double glazed window to the side and stairs leading off to the first floor rooms.

### Lounge

With a radiator and a double glazed bay window to the front. Understairs cloaks/storage area off. Laminate flooring.

### Kitchen/Diner

With a single drainer sink unit with mixer tap and a good range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Feature radiator and space for appliances. Wall mounted 'Vaillant' combination gas central heating boiler. Integrated dishwasher. Double glazed window to the rear.

### Conservatory

Built on at the rear of the property with double glazed units and with double doors to the garden. Access to:

### Downstairs Shower Room/WC

With a shower, pedestal wash hand basin and low level WC. Tiled areas, double glazed window to the rear and a chrome ladder radiator.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the side.

### Bedroom (1)

With a radiator and a double glazed bay window to the front. Range of fitted wardrobes and storage space.

### 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.

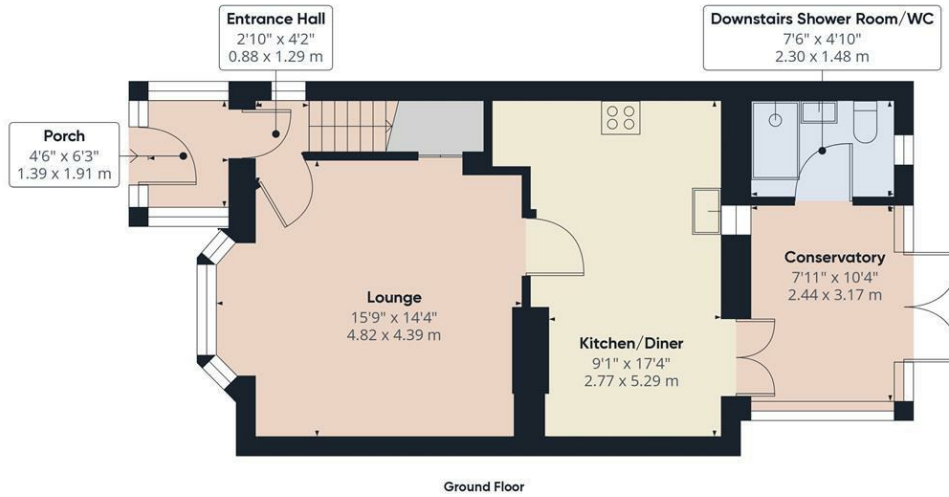
### Bathroom

With a white suite comprising panelled bath, wash hand basin with storage below and a low level WC. Over the bath shower with an anti splash screen. Chrome ladder radiator.

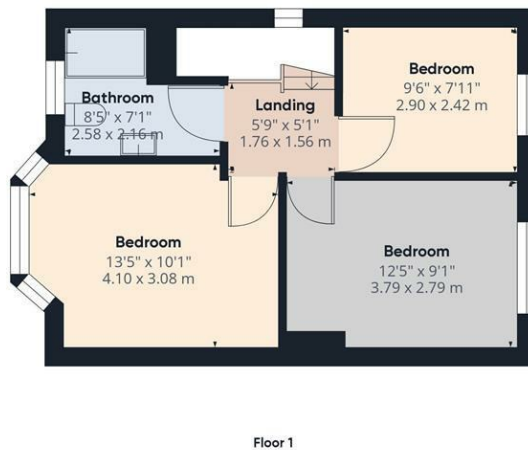
### Outside

To the front of the house is an off road parking facility whilst, to the rear, is an easily managed garden with a large storage facility.





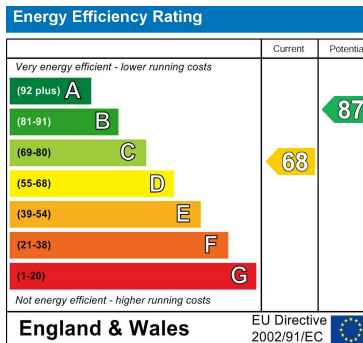
Approximate total area<sup>®</sup>  
976.56 ft<sup>2</sup>  
90.73 m<sup>2</sup>



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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