



Torbay Road
Urmston
M41 9LH

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

29 Torbay Road
Urmston
M41 9LH



£320,000

NO ONGOING VENDOR CHAIN
OCCUPYING A POPULAR CUL-DE-SAC LOCATION WITHIN EASY REACH OF THE FACILITIES AVAILABLE WITHIN URMSTON TOWN CENTRE. An inter-war built three bedroom semi-detached property. Situated close to Urmston Meadows. Lounge and dining room open to the kitchen. Gas central heating system and double glazing. Bathroom/WC with separate shower. Off road parking facilities to the front. Good sized garden to the rear. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

With double doors. A double glazed door leads to:

Entrance Hall

With a radiator and stairs leading off to the first floor rooms.

Lounge

With a radiator and a double glazed bay window to the front. Double doors to:

Dining Room

With a radiator and a double glazed sliding patio door to the garden. Exposed floorboards. Opening to:

Kitchen

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces. Gas cooker point. Double glazed windows to two elevations and a double glazed exit door to outside. Radiator, tiled areas and space for appliances.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side and a loft access point.

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. Built in wardrobe.

Bedroom (3)

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

Bathroom

With a three piece white suite comprising panelled bath, walk-in shower, pedestal wash hand basin and low level WC. Double glazed window to the rear, chrome ladder radiator and tiled decor.

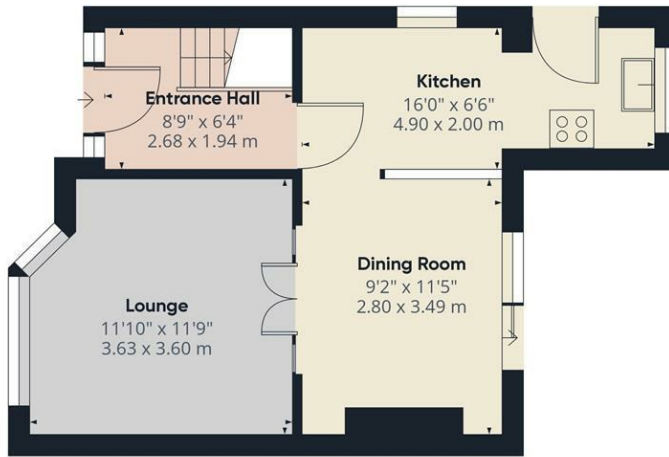
Outside

To the front of the house are off road parking facilities on a driveway. To the rear is a good sized enclosed garden.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 26/04/1939, subject to an annual ground rent of £5.





Ground Floor



Floor 1

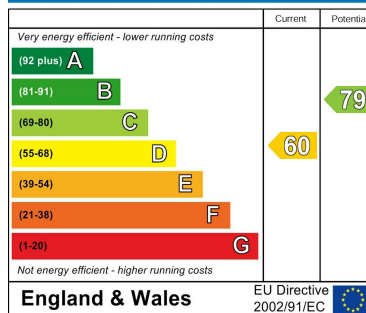
Approximate total area⁽¹⁾
751.64 ft²
69.83 m²

(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



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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